

BRUNTON

RESIDENTIAL



ASCOT DRIVE, NORTH GOSFORTH, NE13

Offers In Excess Of £265,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Charming Semi-Detached Home With Three Bedrooms, Principal En-Suite, Spacious Kitchen/Diner, Three Bathrooms including WC, Detached Garage, Driveway, And Enclosed Garden.

The property offers a good-sized kitchen/diner opening to the garden, three well-proportioned bedrooms including a principal with en-suite. Externally, the property provides a detached garage, private driveway for multiple vehicles, and an enclosed garden ideal for outdoor use.

Located in North Gosforth, the home enjoys a peaceful setting while remaining within easy reach of local amenities, schools, and transport links into Newcastle and beyond.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Internal accommodation briefly comprises: Entrance hall with stairs rising to the first floor, a useful storage cupboard to the left, and access to the ground floor WC. To the right is a spacious dual-aspect lounge.

To the left, you'll find a well-equipped kitchen/diner, fitted with a range of wall and base units and integrated appliances, including an oven, hob, and extractor fan. There's ample space for a dining table, a window overlooking the garden, and French doors that open out to the garden.

Upstairs, the landing leads to three bedrooms. The principal bedroom is a well-sized double with dual-aspect windows and benefits from its own private en suite shower room. The second bedroom is also a generous dual-aspect double, while the third is a single room suitable as a guest room, nursery or study. A family bathroom completes the first floor and is fitted with a bath with overhead shower, washbasin and WC.

Externally, the property offers a good-sized garden to the side, mainly laid to lawn with a paved seating area and fenced boundaries, creating a pleasant and enclosed outdoor space catching the evening sunshine. There is also the added benefit of the detached garage and drive offering off street parking.



BRUNTON

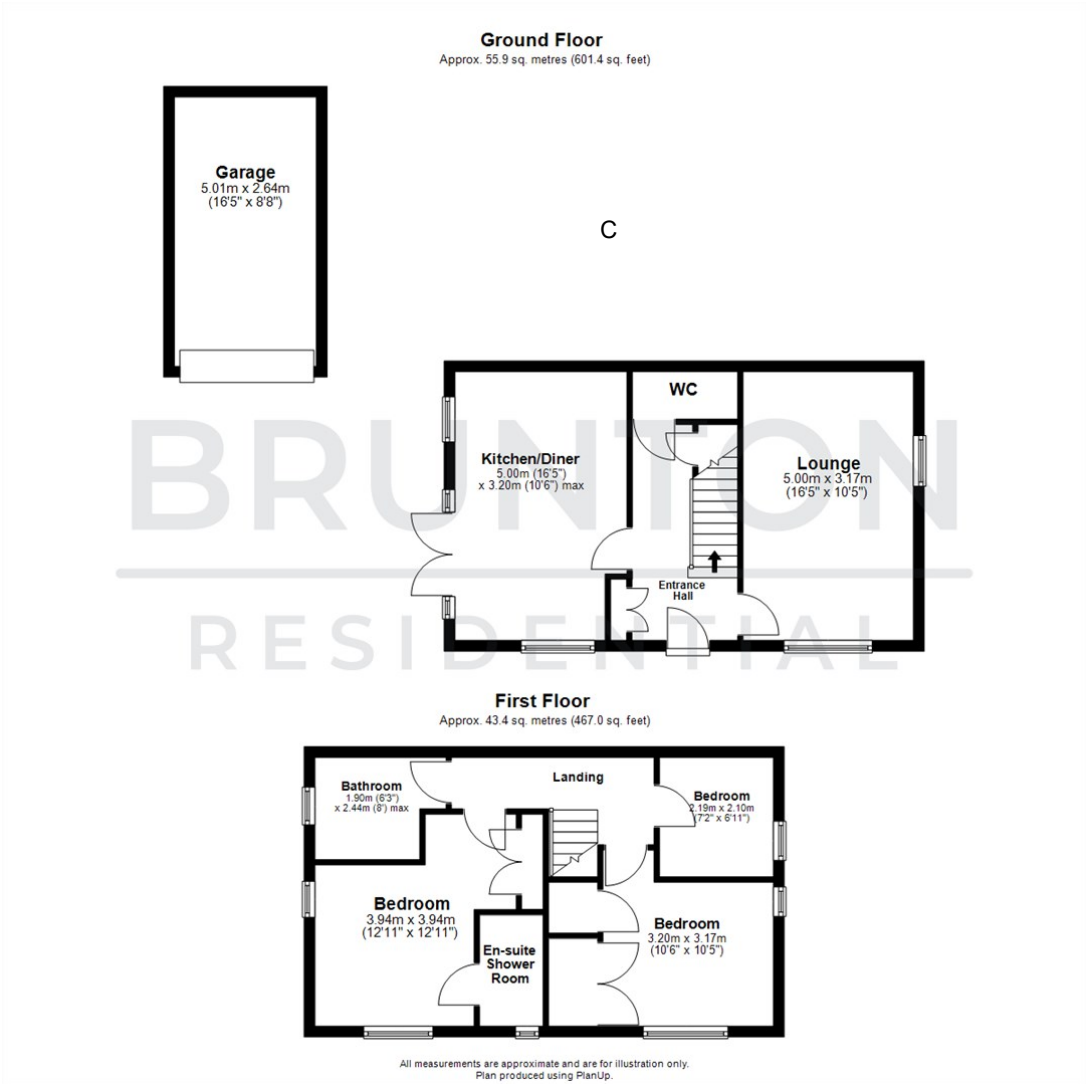
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	