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ASCOT DRIVE, NORTH GOSFORTH, NE13

Offers Over £285,000

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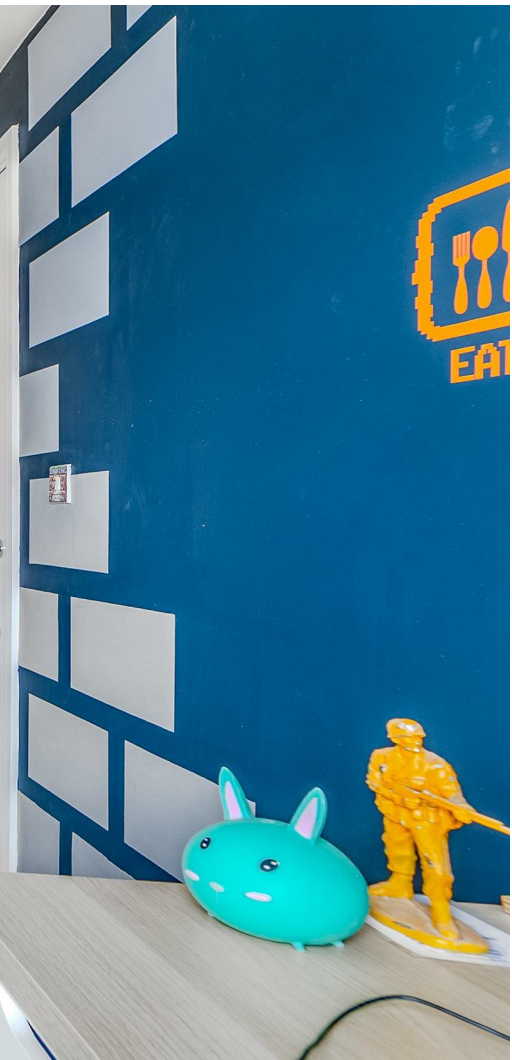
Well-Proportioned Four-Bedroom Semi-Detached Home Positioned on Ascot Drive in North Gosforth. Offering Accommodation Over Three Floors, a Private Rear Garden, Detached Garage with Driveway Parking, and a Principal Bedroom with En Suite.

Accommodation is arranged over three levels and includes four generously sized bedrooms, with the top-floor principal suite enjoying its own en suite shower room and built-in storage. The home offers a practical and well-designed layout, with modern living spaces, a breakfasting kitchen, family bathroom, and ground floor WC.

Located in a popular residential area of North Gosforth, the property enjoys views over a central green and benefits from close proximity to local amenities, well-regarded schools, and excellent transport links into Newcastle city centre and beyond.

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Internal accommodation briefly comprises: Entrance into a hallway with stairs rising to the first floor. To the right is a well-equipped front-aspect kitchen, fitted with a range of wall and base units, integrated appliances including an oven, hob and extractor fan, and finished with stylish parquet herringbone flooring. Continuing through the hallway, you'll find a spacious rear lounge featuring French doors that open directly onto the garden, as well as an under-stairs storage cupboard. Completing the ground floor is a convenient WC.

On the first floor, the landing provides access to three well-proportioned bedrooms, along with a built-in storage unit and a family bathroom fitted with a three-piece suite.

The second floor is fully dedicated to the principal bedroom, which benefits from Velux windows drawing in natural light, built-in storage, and a private en suite shower room.

Externally, the property enjoys a lovely front town garden overlooking a pleasant green, while to the rear is a good-sized enclosed garden. A detached garage and private driveway provide off-street parking.



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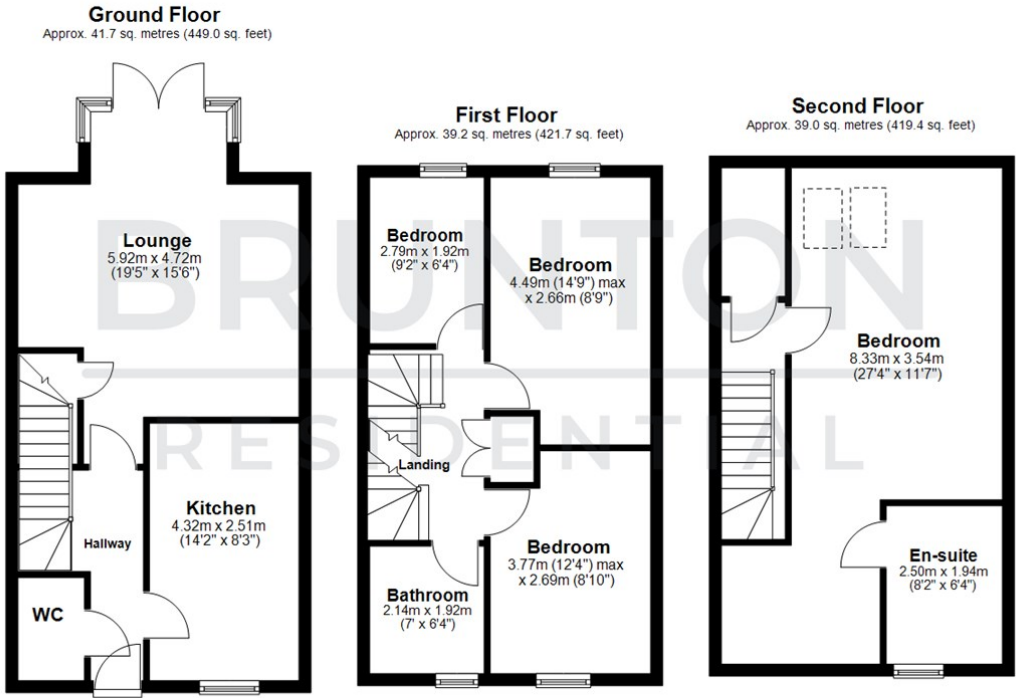
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND :

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	