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ASCOT DRIVE, NORTH GOSFORTH, NE13

Offers Over £240,000

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Well-Presented Three-Bedroom Semi-Detached Home Located on Ascot Drive in the Desirable North Gosforth Area. Offering a Dual-Aspect Lounge, Modern Kitchen/Diner, Two Bathrooms, and Thoughtfully Designed Living Space Across Two Floors.

This attractive property features a spacious layout, including a bright dual-aspect lounge, a well-equipped kitchen/diner with French doors opening to the garden, and a convenient ground floor WC. The property also offers three well-proportioned bedrooms, including a generous principal bedroom with en suite shower room, and a family bathroom.

Set within a peaceful and popular residential neighbourhood, the home enjoys easy access to local schools, parks, and shopping facilities. Excellent transport links nearby connect North Gosforth to Newcastle city centre and the wider region.

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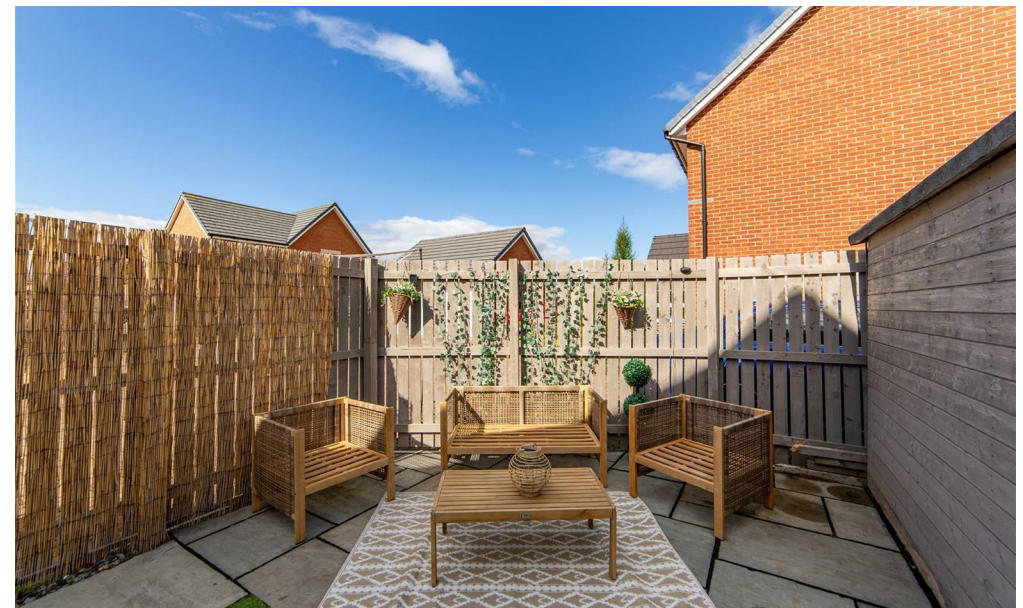
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Upon entering the property, you are greeted by a welcoming entrance hall with stairs rising to the first floor. There is a useful under stair storage cupboard and access to the ground floor cloakroom. To the right, a spacious dual-aspect lounge provides an abundance of natural light and a comfortable setting for relaxation and entertaining.

To the left of the hall, the property boasts a well-appointed kitchen/dining room, fitted with a comprehensive range of wall and base units together with integrated appliances including oven, hob, and extractor. There is ample space for a dining table, complemented by a window overlooking the garden and French doors providing direct access to the rear outdoor space.

The landing leads to three bedrooms. The principal bedroom is a generously proportioned double with dual-aspect windows and the added benefit of a private en suite shower room. The second bedroom, also a spacious double with dual-aspect windows, offers versatility, while the third is a well-sized single room, ideal for use as a guest bedroom, nursery, or home office. A modern family bathroom completes the first-floor accommodation, comprising a bath, washbasin, and WC.

The property enjoys a good-sized side garden, predominantly laid to lawn, with a paved seating area and secure fenced boundaries, creating a private and enclosed outdoor environment ideal for family living and entertaining and a double length drive providing off street parking for multiple vehicles.



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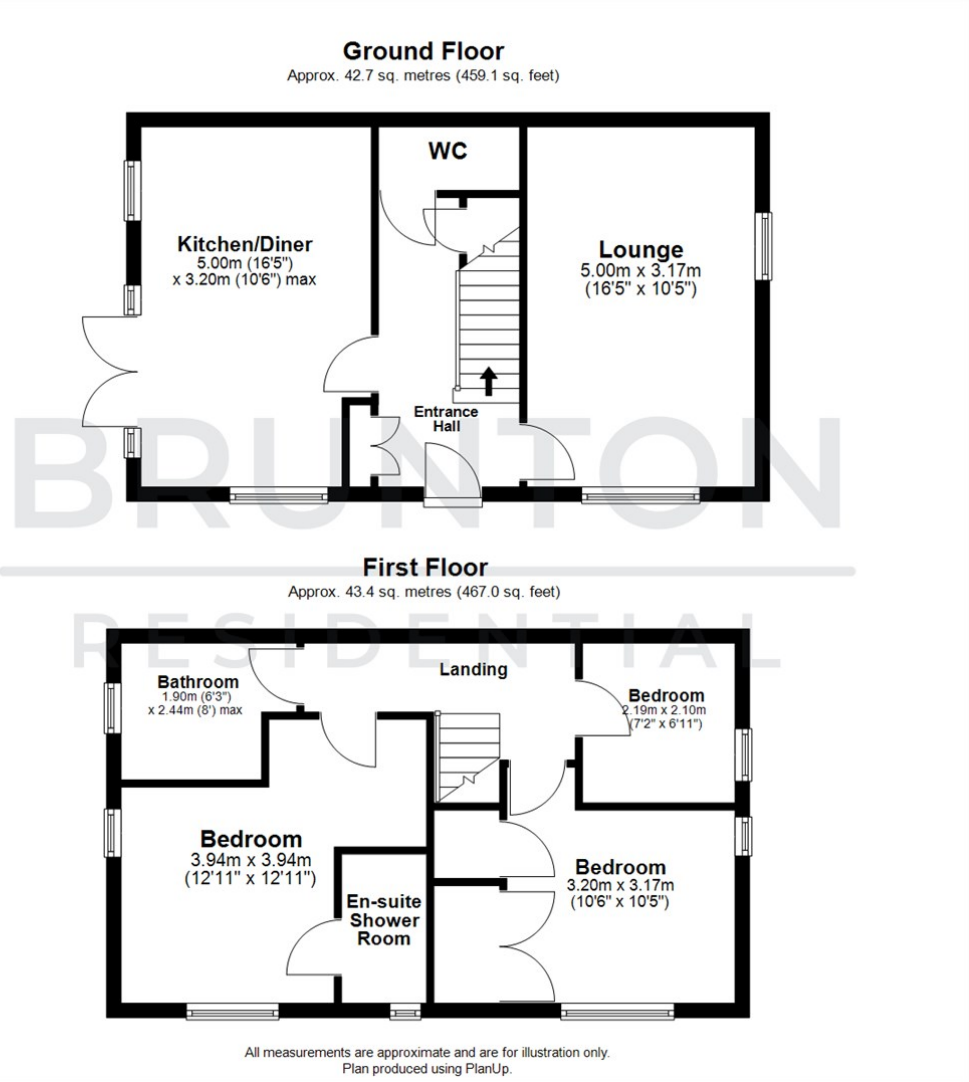
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : B



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