



Ascot Drive North Gosforth

A very well presented four bedroom detached house occupying a prime position within this sought after development in North Gosforth constructed by Barratt Homes. The property is ideally suited for a growing family and benefits from four good size bedrooms, en suite to master, ground floor WC, lovely gardens, driveway and garage. It is well positioned for access to the A1 motorway as well as central Gosforth with its range of shops, amenities, bars and restaurants. There are also frequent transport links nearby.

Briefly comprising entrance hallway, sitting room, dining kitchen, utility and ground floor WC. To the first floor are four good size bedrooms, master en suite and a family bathroom. Externally to the rear is a private garden laid mainly to lawn with driveway to the front and integrated garage. Additional modern features include gas fired central heating and UPVC double glazing.

Offers Over **£300,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Part glazed entrance door, staircase to first floor with spindle banister.

W.C.

Double glazed window, low level WC, pedestal wash hand basin, and a radiator.



SITTING ROOM 15'11 x 10'9 (4.85 x 3.28m)

Double glazed window to front, and two radiators.

DINING KITCHEN 17'3 x 10'5 into 8'10 (5.26 x 3.18m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, double glazed French doors, integrated fridge, freezer, and dish washer, radiator and double glazed window to rear.

UTILITY 5'6 x 5'3 (1.68 x 1.60m)

Wall and base cupboards, space for automatic washer, and double glazed windows.



FIRST FLOOR LANDING

Access to roof space via loft ladder, built in cupboard, and a radiator.

BEDROOM ONE 10'3 (plus doorway) x 13'5 (3.12 x 4.09m)

Double glazed window to front, and a radiator.

EN SUITE

Walk in shower cubicle shower, pedestal wash hand basin, low level WC, part tiled walls, double glazed frosted windows to front, and an extractor fan.

BEDROOM TWO 11'6 x 9'10 (3.51 x 3.00m)

Double glazed window to rear, and a radiator.

BEDROOM THREE 12'4 (into recess) x 9'1 (3.76 x 2.77m)

Double glazed window to front, and a radiator.

BEDROOM FOUR 10'3 (into recess) x 9'6 (3.12 x 2.90m)

Double glazed window to rear, and radiator.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FAMILY BATHROOM

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan, double glazed frosted window.

FRONT GARDEN

Driveway, and planted borders.

GARAGE

Integral, up and over door, light and power points, and a combination boiler.

REAR GARDEN

Laid mainly to lawn, patio, and fenced boundaries.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser
Management Charges: £131.69 per annum

COUNCIL TAX BAND: D

EPC RATING: B

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

