



Newlands Avenue Gosforth

A well appointed and extended 4 bedroom semi detached house located with the much sought after Melton Park development on the Northern fringe of Gosforth. The property is ideally suited for a growing family and benefits from a modern kitchen and bathroom suite together with bedroom extension with en suite shower. There are lovely gardens to the rear together with driveway and garage. It also features UPVC double glazing and gas fired central heating via combination boiler. There are excellent schools within the area as well as frequent transport links nearby.

The A1 motorway and Gosforth High Street are within a short distance away.

The property comprises entrance hallway with cloaks cupboard and staircase leading to the first floor. There is a front facing sitting room with bay window and open fire which leads to the dining room at the rear. There is a modern fully fitted high gloss kitchen which provides access to the garage. To the first floor there are 4 bedrooms one of which has an en suite shower. There is also a family bathroom and separate WC. There is a lovely garden to the rear with driveway to the front leading to a single garage.

Offers in the region of **£425,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, radiator.

SITTING ROOM 15'9 (into bay) x 14'4 (into alcove) (4.80 x 4.37m)

Double glazed bay window to front, partial glass doors to dining room, coving ceiling, double radiator, laminate flooring.



DINING ROOM 11'3 x 9'11 (3.43 x 3.02m)

Laminate flooring, double glazed French door, double radiator.

KITCHEN 12'9 x 10'1 (3.89 x 3.07m)

Fitted with a range of wall and base units with granite work surfaces, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic dishwasher, built in cupboards, radiator.



UTILITY 12'5 x 5'11 (3.78 x 1.80m)

Sink unit, space for automatic washer, tiled splash backs, double glazed window to rear, UPVC door.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 15'9 (into bay) x 11'5 (to wardrobes) (4.80 x 3.48m)

Double glazed bay window to front, fitted wardrobes, laminate flooring, radiator.

BEDROOM TWO 13'4 x 10'3 (4.06 x 3.12m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'4 x 6'9 (2.84 x 2.06m)

Double glazed window to front, radiator.

BEDROOM FOUR 18'6 x 7'10 (5.64 x 2.39m)

Double glazed window to front, radiator.

EN SUITE SHOWER

Three piece suite comprising: step in shower cubicle, pedestal wash hand basin, low level WC; tiled floor, double glazed frosted window to rear, radiator.



FAMILY BATHROOM

Panelled bath, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan, double glazed frosted window to rear.

SEPARATE W.C.

Low level WC, part tiled walls, tiled floor, double glazed frosted window.

FRONT GARDEN

Flower, tree and shrub borders, driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders.

GARAGE

Up and over door, light and power points.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: GAS
- Broadband: ADSL copper wire
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

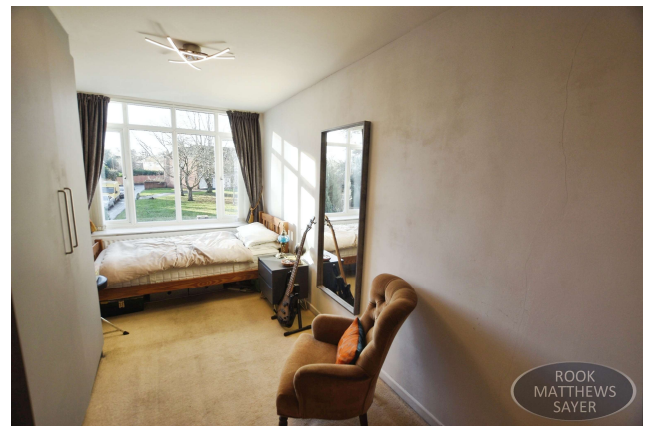
TENURE

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

COUNCIL TAX BAND: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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