



## Burford Court South Gosforth

A well appointed four bedroom detached house occupying a pleasant cul de sac position within this sought after development close to the Freeman Hospital and Jesmond Dene. The property benefits from a range of modern fixtures and fittings together with westerly facing garden to the rear. Additional features include ground floor WC, en suite to master bedroom, UPVC double glazing and gas fired central heating. It is well positioned for access to local shops, amenities and transport links as well as providing easy access into central Gosforth and Jesmond.

Briefly comprising to the ground floor entrance hallway, WC, sitting room, dining room, fully fitted kitchen and conservatory. To the first floor are four bedrooms, master en suite and a family bathroom with shower. Externally to the rear is a pleasant westerly facing garden whilst to the front is a tarmac drive leading to an integrated garage with up and over door. Additional features include modern UPVC double glazing and gas fired central heating via combination boiler.

### Offers Over: £350,000

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# Burford Court

South Gosforth, NE3 1YU

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Part glazed entrance door, double glazed window, laminate floor, and a radiator.

### W.C.

Double glazed window to front, low level WC, wash hand basin, laminate floor, and a radiator.



### SITTING ROOM 15'8 x 12'11 (4.78 x 3.94m)

Double glazed window to front, feature fireplace, living flame effect gas fire, staircase to first floor, dado rail, coving to ceiling, double radiator, and laminate floor.

### DINING ROOM 10'3 x 8'11 (3.12 x 2.72m)

Laminate floor, coving to ceiling, double glazed patio door to conservatory, and a radiator.



### CONSERVATORY

Double glazed windows to rear and side, double glazed door, and tiled floor.

### KITCHEN 15'5 x 10'3 (4.70 x 3.12m)

Fitted with a range of wall and base units, extractor hood, gas cooking point, space for automatic washer, space for automatic dish washer, tiled splash back, built in cupboard, halogen downlighting, radiator, door to garage, double glazed window to rear, and a double glazed door to side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### FIRST FLOOR LANDING

Double glazed window, access to roof space, built in cupboard, and a radiator.

### BEDROOM ONE 10'11 x 8'11 (3.12 x 2.72m)

Double glazed window to rear, fitted wardrobes, and a radiator.

### EN SUITE SHOWER ROOM

Three piece suite comprising of a step in shower cubicle shower, pedestal wash hand basin, low level WC, tiled walls double glazed frosted window, extractor fan and a radiator.

**BEDROOM TWO 10'9 x 8'11 (3.28 x 2.72m)**

Double glazed window to front, fitted wardrobes, and a radiator.

**BEDROOM THREE 10'0 x 7'8 (3.05 x 2.33m)**

Double glazed window to rear, and a radiator.

**BEDROOM FOUR 9'6 x 8'6 (2.90 x 2.59m)**

Double glazed window to front, and a radiator.

**FAMILY BATHROOM**

Three piece suite comprising of a corner bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, tiled walls, heated towel rail, tiled floor, extractor fan, double glazed frosted window to front.

**FRONT GARDEN**

Lawned area, and driveway.

**GARAGE**

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

**REAR GARDEN**

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

**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: TBC**

**EPC Rating: C**

GS 14578 /DJ/PC/10.08.23/V.2





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