



Ascot Drive North Gosforth

An immaculate modern detached house located within this popular residential development on the Northern fringe of Gosforth constructed by Barratt Homes. This superb property occupies a generous plot with lovely gardens, ample off street parking and garage. It also benefits from a ground floor WC, large dining kitchen with integrated appliances, utility, four good size bedrooms with en suite to master and family bathroom. It is well positioned for access to the A1 motorway and central Gosforth as well as local shops and transport links.

Offers Over: £310,000

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Ascot Drive

North Gosforth

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, understairs cupboard, radiator.

W.C.

Double glazed window, low level WC, wash hand basin.



LOUNGE 15'10 x 10'9 (4.83 x 3.28m)

Double glazed window, two radiators.

BREAKFAST KITCHEN 17'2 x 10'4 into 8'10 (5.23 x 3.15-2.69m)

Fitted with a range of wall and base units, built in electric oven, built in gas hob, integral fridge, freezer, and dishwasher, double glazed French doors, radiator, double glazed window.



UTILITY

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

FIRST FLOOR LANDING

Access to roof space, built in cupboard.

BEDROOM ONE 13'4 (into recess) x 10'3 (plus doorway) (4.06 x 3.12m)

Double glazed window, double radiator.

EN SUITE SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, double glazed frosted window, extractor fan, radiator

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

Double glazed window, radiator.

BEDROOM THREE 12'5 x 9'2 (3.78 x 2.79m)

Double glazed window, 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		

BEDROOM FOUR 10'3 (into recess) x 9'7 (3.12 x 2.92m)

Double glazed window, radiator.



FAMILY BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, extractor fan, double glazed frosted window.

FRONT GARDEN

Double driveway.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, gate access.

GARAGE

Integral, central heating boiler, up and over door, light and power points.



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: B

GS14730/DJ/PC/02.01.24/V.1





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