



Barrasford Close Gosforth

A superb extended four bedroom detached house presented to the highest of standards and benefitting from an array of quality fixtures and fittings throughout. Cul de sac position. Generous plot with westerly facing garden. Three reception rooms. Ground floor wc. Four double bedrooms. En suite. Ample off street parking. Garage. UPVC double glazing. Gas fired central heating. Well positioned for access to Gosforth High Street. Excellent schools nearby.

Guide Price **£650,000**

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ENTRANCE DOOR LEADS TO: RECEPTION HALL

Double glazed entrance door, staircase to first floor with spindle banister, understairs cupboard, radiator.

W.C.

Double glazed window to front, low level WC, wash hand basin, radiator.

LOUNGE/DINING ROOM 27'7 x 11'11 (8.41 x 3.63m)

Double glazed bay window to front, marble fireplace, living flame effect gas fire, coving to ceiling, two double radiators.

SUN ROOM 18'9 x 13'8 (5.72 x 4.17m)

Laminate flooring, two radiators.

STUDY 15'6 x 7'10 (4.72 x 2.39m)

Double glazed window to front, coving to ceiling, double radiator.

BREAKFAST KITCHEN 16'9 x 12'0 into 6'3 (5.11 x 3.66-1.91m)

Fitted with a range of wall and base units with granite work surfaces, 1 ½ bowl sink unit, built in AEG electric oven and induction hob, integrated dish washer, tiled floor, tiled splash back, radiator, double glazed windows to rear.

UTILITY 10'1 x 7'3 (3.07 x 2.21m)

Wall and base units, sink unit, tiled floor, combination boiler, double glazed window to rear, door to garage, double glazed door to side, radiator.

FIRST FLOOR LANDING

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

BEDROOM ONE 12'10 (max) x 12'2 (max) (3.91 x 3.71m)

Double glazed window to rear, fitted bedroom furniture, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising step in shower cubicle, low level WC, wash hand basin, part tiled walls, tiled floor, shaver point, heated towel rail, double glazed frosted window to rear.

BEDROOM TWO 10'3 x 12'9 (3.12 x 3.89m)

Double glazed window to rear, radiator.

BEDROOM THREE 12'4 x 10'5 (max) (3.76 x 3.18m)

Double glazed window to front, radiator.

BEDROOM FOUR 12'3 x 8'5 (max) (3.73 x 2.57m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Four piece suite comprising roll top bath, step in shower cubicle, wash hand basin, low level WC, part tiled walls, tiled floor, radiator, double glazed frosted window to front.



FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, gated access, westerly facing.

GARAGE

Electric roller door, double glazed door to side, light and power points.

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

COUNCIL TAX BAND: F

EPC RATING: C

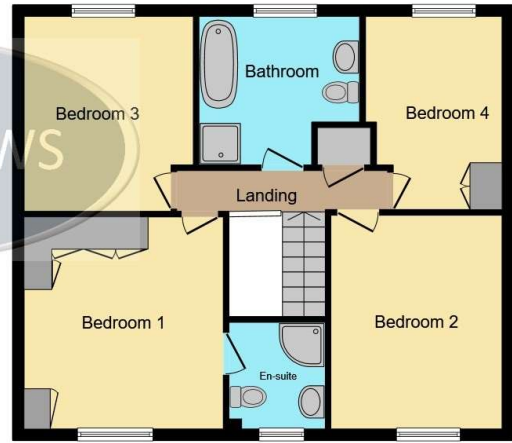
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Barrasford Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

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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.

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