

5 bed detached house to buy in NE3

Barrasford Close, Gosforth, Newcastle upon Tyne and Wear, NE3 4RG

£575,000 Offers Over

- ✓ Extended Spacious Family Home
- ✓ Five Bedroomed Detached
- ✓ No Onward Chain
- ✓ Council Tax Band E
- ✓ EPC Rating C

**FOR
SALE**



Summary

- Property Type: Detached House - Bedrooms: 5 - Parking: Driveway & Garage - Central Heating: Gas
- Price: Offers Over £575,000
- Tenure: Freehold

Description

Located in this prime position in the centre of Gosforth is this immaculate extended five bedroomed detached family home. Set in a quiet cul de sac location and offered with no onward chain. The property benefits from a family bathroom, shower room, additional en suite shower room and sep wc. Garage, gas central heating and double glazing.

The area itself is well established and has an array of amenities nearby to include local shops, amenities, popular and well regarded schools. Gosforth High Street is within the vicinity and there is a metro station nearby. Newcastle International Airport, City Centre, Hospitals and universities are all also easily accessible.

Comprising of:- spacious light and airy hallway, lounge with doors leading through to the extended dining room. French doors lead out onto the rear garden. There is a study room and spacious breakfasting kitchen, utility and sep wc.

Stairs lead upto the landing. Bearing to the left is a bedroom with en suite shower room, second bedroom to the rear and the family bathroom. To the right there are the third, fourth and fifth bedrooms and separate shower room.

There is an integral garage with roller shutter doors and electric points. Block paved driveway for a number of cars. Lawned area to the front with plants and shrubs with side access and an enclosed garden to the rear also lawned and having plants and shrubs.

Please call Gosforth office for further information and to view.

Council Tax Band: E

Tenure: Freehold

EPC Rating: C

Year built: 20000

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Hallway

Staircase to first floor. Radiator.



Lounge

Window to front. Fireplace and surround. Radiator.



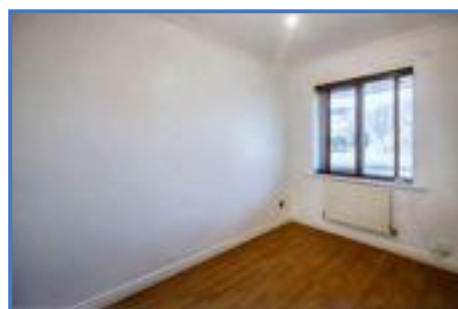
Dining Room/Family Room

Spacious open plan area suitable for a range of uses. Radiators x 2. Access to kitchen and doors leading out onto the rear garden. Feature skylights letting in light giving a bright and airy room.



Study Room

Window to front. Radiator.



Breakfasting Kitchen

Fully fitted kitchen with integrated appliances to include integrated oven, hob and extractor. Sink and drainer unit. Range of fitted wall and floor units. Window to rear overlooking garden. Radiator. Walk in cupboard.



Utility

Fitted floor units. Sink and drainer unit. Radiator. Window to rear. Plumbed for washer. Door to sep wc.



Sep wc

Window to side. wc, sink with vanity unit and heated towel rail.



Staircase and Landing.

Bedroom One

Window to front. Radiator.



En Suite Shower Room

Window to front. wc, sink in vanity unit, walk in shower cubicle. Heated towel rail.



Bedroom Two

Window to rear. Radiator.



Family Bathroom

Window to rear. Three piece bathroom suite comprising of low level wc, wash hand basin in vanity unit, panelled bath. Part tiled walls and heated towel rail.



Bedroom Three

Widow to front. Radiator.



Bedroom Four

Window to front. Radiator.



Bedroom Five

Window to rear. Radiator



Family Shower Room

Window to side. Walk in shower cubicle, wc and wash hand basin in vanity unit. Heated towel rail. Part tiled.



Rear Garden

Enclosed rear garden with fenced boundaries. Block paved area. Lawned area. Water tap and lighting. Side access.



Integral Garage

Electric roller shutter door. Electric and lighting.

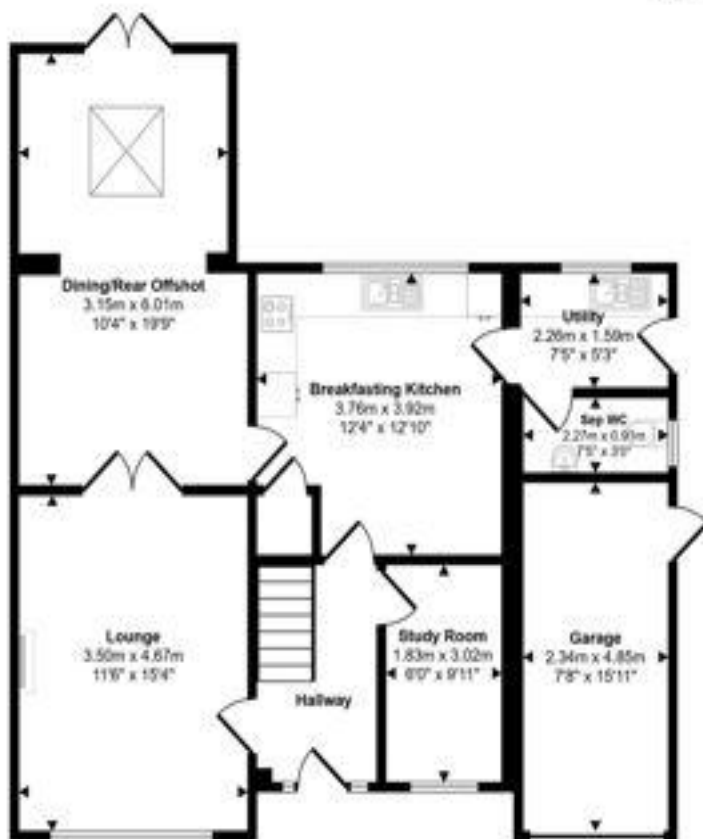
Additional



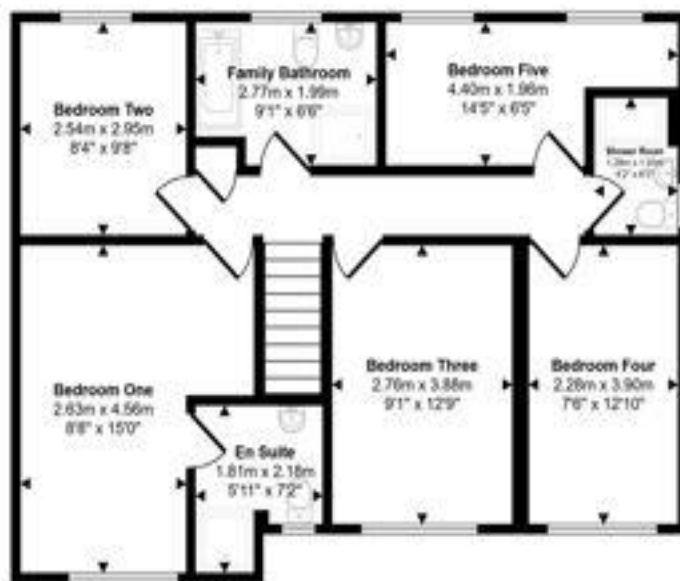
Floor plan



Approx Gross Internal Area
187 sq m / 1686 sq ft



Ground Floor
Approx 84 sq m / 905 sq ft



First Floor
Approx 73 sq m / 781 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Contact your local branch today for more information on this property:

210 High Street, Gosforth, Newcastle Upon Tyne, Tyne & Wear, NE3 1HH, Tel: 0191 2303365, www.pattinson.co.uk

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