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4 Queensway
Brunton Park, Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £640,000



4 Queensway, Brunton Park, Gosforth, Newcastle upon Tyne NE3 5NS

SITUATION AND DESCRIPTION

A delightful, detached family home on the edge of Brunton Park, offering bright and spacious living accommodation over two floors. This well-appointed and beautifully presented home was built around 1950 and has been occupied by the present owners since 2003. A superb extension was added in 2010 to create a wonderful family living area, incorporating the kitchen, dining and sitting room, which is flooded with natural light and has benefitted the property enormously. There are two further reception rooms on the ground floor, one being a formal sitting room with multi-fuel stove and the other the dining room. The first floor comprises a delightful master suite with en-suite shower room and separate dressing room, four further bedrooms and family bathroom. The house is fully double glazed with replacement windows, has gas central heating, mains electricity and water.

The private garden is predominantly to the rear and side of the property, offering good sized lawned areas, and is well enclosed. The driveway provides ample parking for 2 cars and leads to the detached single garage.

This beautifully maintained house lends itself to ideal family living and is well located on the edge Gosforth, approximately 3 (?) miles from Newcastle City centre. The nearby shops and amenities provide excellent convenience and with a regular bus service and a nearby Metro station in Gosforth, the city is very accessible. The nearby A1 provides excellent access to Scotland and the south.

ENTRANCE VESTIBULE

With a quarry tiled floor and window. A glazed door leads to:

RECEPTION HALLWAY

With a travertine tiled floor, under stairs storage cupboard housing the gas boiler and staircase leading to the first floor.

SITTING ROOM

20'4 x 13'10 (6.2m x 4.2m)

Glazed double doors lead from the reception hall to this bright double aspect room with a multi fuel stove, ceiling coving and patio doors leading out to the garden at the rear.

DINING ROOM

13'10 x 10'10 (4.2m x 3.3m)

Currently used as a study/family room with a window to the front.

Kitchen/breakfast/family room divided into:

KITCHEN

19'1 x 14'6 (5.8m x 4.4m)

Fitted in 2009, this light, bright kitchen has a travertine tiled floor and comprises well fitted wall and base units with encore worktops, an island unit and good sized larder cupboards. Appliances include a 5 ring gas hob and double electric oven and grill, one and a half bowl stainless steel sink and space for a fridge/freezer. Base cupboards conceal space and plumbing for a washing machine, dishwasher and tumble dryer. A door leads out to the garden at the rear.



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DINING/SITTING AREA

27'7 x 15'9 (8.4m x 4.8m)

With windows to three aspects, this fantastic, light family room adjoins the kitchen area and has stripped wooden floors. It divides naturally into a dining and seating area. A door leads out to the garden at the side.

Stairs lead from the reception hall to the first floor landing with a large window on the stair well.

MASTER BEDROOM

16'1 x 13'10 (4.9m x 4.2m)

A double aspect room with a separate dressing room.

EN-SUITE SHOWER ROOM

With travertine flooring and white suite of a wash hand basin and WC and travertine tiled shower cubicle.

BEDROOM TWO

13'10 x 12'6 (4.2m x 3.8m)

A double room with window to the front

BEDROOM THREE

12'2 x 10'6 (3.7m x 3.2m)

A double room with two integral cupboards with hanging and shelving and windows to the front and side

BEDROOM FOUR

9'3 x 9'3 (2.8m x 2.8m)

With an integral cupboard and window to the front

BEDROOM FIVE

10'10 x 7'7 (3.3m x 2.3m)

With an integral cupboard and window to the side

EXTERNALLY

A driveway leads to a single garage, providing off street parking. Gardens are enclosed and private and laid to lawn, with a garden shed.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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