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- Executive Detached Home
- Stunning Layout
- Contemporary Design
- Four Double Bedrooms
- Three Reception Rooms
- Large Plot
- Great Location
- Viewing Recommended







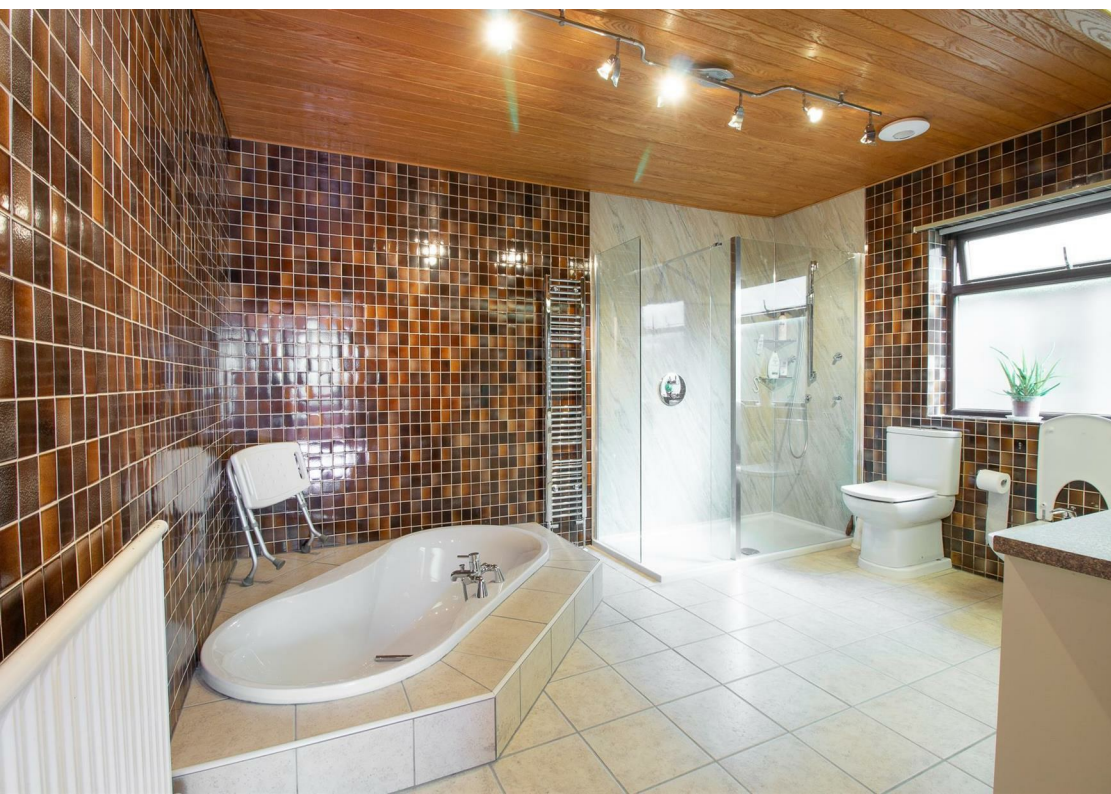
\*\*\*360 VIRTUAL REALITY TOUR AVAILABLE ON THIS PROPERTY... "IT'S AMAZING..IT'S LIKE HAVING AN OPEN HOUSE 24/7!\*\*\*

This stunning executive detached house is situated on a large plot in a desirable location. Positioned within this exclusive private cul-de-sac situated off Montagu Avenue in central Gosforth. Close to the Town Moor and within close proximity to local amenities with further being offered in Newcastle City Centre and surrounding areas. Overlooking the green to the front of the house, this private spot is ideal for young families and is located close to excellent local schooling.

The property is very modern in design and is beautifully presented. The main theme is light and space with glass windows and walls flooding sunlight in to the large rooms.

Briefly comprising to the ground floor:- entrance porch leading to a bright and spacious hallway, downstairs shower room, sitting room, large lounge/dining room with spotlight ceiling and windowed wall with double doors leading through to the sun room which has a vaulted skylight and double doors leading out to the rear garden. There is a modern kitchen diner with bespoke wall and floor units and contemporary floor tiling, two double bedrooms, one with an en-suite and both with fitted wardrobes. To the first floor there are two further double bedrooms, both with fitted wardrobes and there is also a shower room. Externally there is a beautifully kept garden to the rear with paved and lawned areas with mature trees. There is also a paved driveway to the front leading to the attached garage.

We anticipate great interest in this lovely home. To arrange a viewing or for more information please call our sales team on 0191 236 2070.





## The difference between house and home

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Lounge/Dining Room 31'5" x 19'8" (9.60 x 6.00)

Kitchen 19'5" x 12'3" (5.94 x 3.75)

Sitting Room 12'5" x 16'0" (3.81 x 4.88)

Sun Room 30'6" x 17'1" (9.30 x 5.21)

Master Bedroom 22'7" x 15'1" (6.89 x 4.61)

Bedroom Two 16'1" x 11'4" (4.91 x 3.47)

Bedroom Three 13'1" x 13'9" (3.99 x 4.20)

Bedroom Four 12'4" x 8'3" (3.78 x 2.53)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Gosforth 0191 236 2070  
 Newcastle 0191 284 4050  
 Forest Hall 0191 605 3134  
 High Heaton 0191 270 1122  
 Low Fell 0191 487 0800  
 Tynemouth 0191 257 2000  
 Whitley Bay 0191 251 3000  
 Property Management Centre 0191 236 2680



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