





4



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- Four Bedroom Semi
- Open Plan Kitchen Diner
- Additional Dressing Room
- Separate Utility Room
- Double Glazing
- Significantly Extended
- Immaculately Presented
- Large Block Paved Drive
- Gas Central Heating
- Popular Area





If you are in the market for a property with WOW factor then this four bedroom bungalow has it in abundance, with its vaulted open plan kitchen diner, master bedroom with dressing room, vast first floor bedroom and beautiful grand entrance hall with oak staircase. Located on Birchwood Avenue at the start of Woodlands Park in North Gosforth, the property benefits from a real sense of community and a wealth of local amenities including shops and public transport links with further amenities being offered within Gosforth and Newcastle city centre. The property has been significantly extended from the former bungalow it once was to give accommodation over two floors, briefly comprising:- entrance hall with storage, lounge with feature fireplace and bay window, bedroom three with built-in wardrobes, master suite with large dressing room, open plan kitchen dining room with French doors on to the garden, separate utility room and a stunning four piece bathroom. To the first floor off the landing (with storage) are two bedrooms illuminated via skylights and masses of eaves storage. Externally there is a paved driveway to the front providing ample parking and a private rear garden benefiting from an open aspect. The family home has gas central heating, double glazing and plantation shutters installed. This property really does have to be viewed to appreciate the standard of accommodation on offer!





The difference between house and home

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Lounge 12'0" x 15'2" (3.66 x 4.63)

Kitchen 20'0" x 10'4" (6.10 x 3.17)

Utility Room 4'0" x 8'2" (1.22 x 2.50)

Master Bedroom 14'3" x 10'10" (4.35 x 3.31)

Dressing Room 10'10" x 9'4" (3.32 x 2.86)

Bedroom Two 23'9" x 13'5" (7.26 x 4.10)

Bedroom Three 8'10" x 10'4" (2.71 x 3.17)

Bedroom Four 6'11" x 10'9" (2.11 x 3.29)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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