





- Popular Location
- Detached Home
- Modern Decor
- Cul-de-Sac
- Council Tax band \*D\*
- Three Bedrooms
- Generous Plot
- En-Suite
- Front, Side & Rear Gardens
- Viewing Recommended





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/9ZWgK5R3jEI> \*\*

Jan Forster estates are delighted to bring to the market this stunning three bedroom detached property located within the heart of Springwell Village. Tucked away is a secluded cul-de-sac and close to excellent transport links, the property is sure to impress and will appeal to a variety of buyers.

The property is situated on a generous corner plot and briefly comprises to the ground floor:- entrance porch, hallway open plan to the modern fitted kitchen with fitted units, built-in appliances, and complementing granite-style work surfaces. There is also a handy utility room, downstairs WC and a spacious lounge-diner with French doors to the rear garden. To the first floor there are three good sized bedrooms; bedroom one with a modern en-suite and there is a fantastic bathroom with four piece suite including a feature free standing bath. Externally there are well maintained gardens to the front, side and rear along with a with feature patio areas, driveway and detached garage. The property further benefits from gas central heating, double glazing, and feature flooring to the bathroom and en suite.

Early viewings come highly recommended. for more information please call 0191 487 0800.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

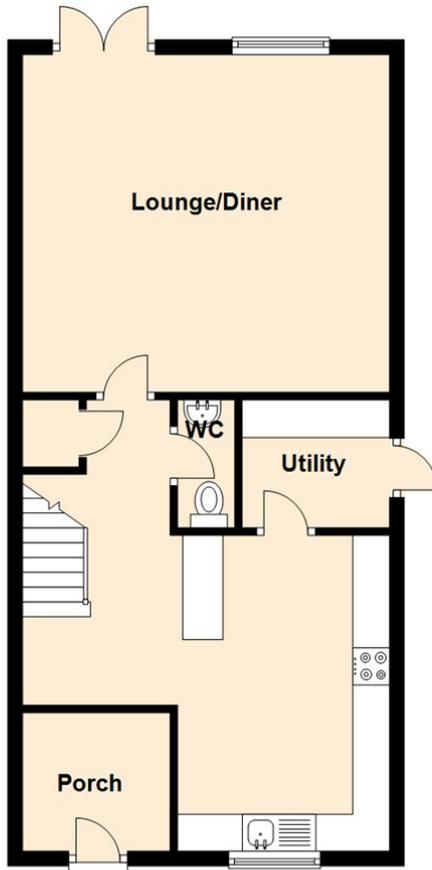
#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

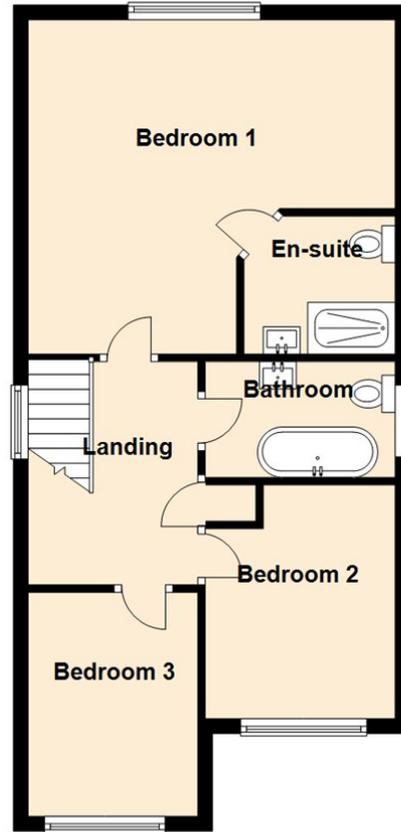
Council Tax band \*D\*.



**Ground Floor**



**First Floor**



## The difference between house and home

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Lounge/Diner 14'11" x 15'7" (4.55 x 4.77)

Kitchen 8'10" x 11'9" (2.71 x 3.60)

Utility 5'3" x 6'6" (1.61 x 2.00)

Bedroom One 11'10" x 15'7" (3.61 x 4.77)

Bedroom Two 8'8" x 10'6" (2.65 x 3.22)

Bedroom Three 9'7" x 6'7" (2.94 x 2.01)

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

**Gosforth**

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**Newcastle**

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**High Heaton**

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**Tynemouth**

0191 257 2000

**Low Fell**

0191 487 0800

**Property Management Centre**

0191 236 2680



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