





- **Detached House**
- **Integral Garage**
- **Ground Floor WC**
- **Ideal Family Home**
- **Viewing Recommended**
- **Four Bedrooms**
- **Front and Rear Gardens**
- **Great Location**
- **Council Tax Band *E***
- **Call For More Information**





**** Video Tour on our YouTube Channel |**
<https://youtu.be/Adnp9osheK0?si=8CcvwscRRVTbPg0f> ******

Jan Forster Estates are delighted to welcome to the sale market this delightful four bedroom, detached family home located within the popular Victoria Glade development.

This property is ideally located, offering easy access to a wide range of local amenities and transport links. The nearby Coast Road and central Motorway offer convenient connections to the surrounding area, making commuting a breeze. In addition, the property is within easy reach of several popular landmarks, including the picturesque Paddy Freeman's Park and Jesmond Dene, perfect for those who enjoy outdoor activities.

Internally the property briefly comprises: - entrance porch, hallway, downstairs WC, spacious lounge, bright and airy dining room with a lovely rear aspect and French doors opening to the garden, and a modern kitchen-diner with a range of floor and wall units providing ample storage space. To the first floor there are four good-sized bedrooms, and a modern family bathroom WC. The property further benefits from gas central heating and double glazing.

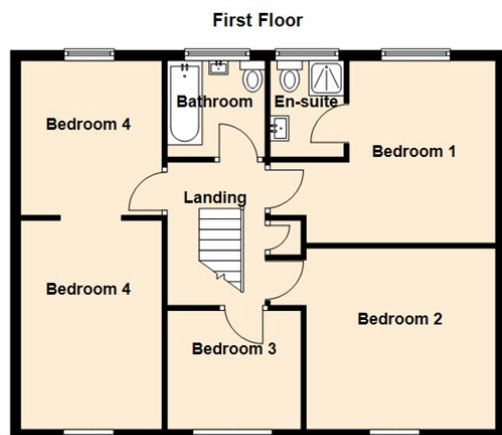
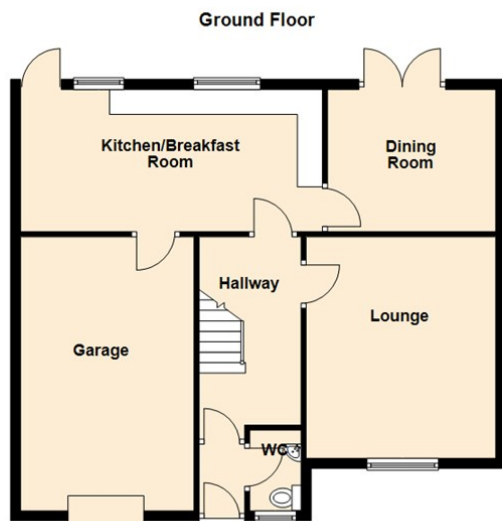
Externally, there is a lawned garden to the front with a mature border along with a block-paved driveway leading to the integral garage. There is also a well-stocked rear garden with decked areas either side of the lawn. A perfect space to relax in the warmer months.

To book a viewing and for more information, please, call our High Heaton office on 0191 270 1122.

Tenure

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

Council Tax band *E*.



Lounge 14'5" x 12'4" (4.41 x 3.77)

Kitchen-Diner 19'10" x 9'5" (6.05 x 2.89)

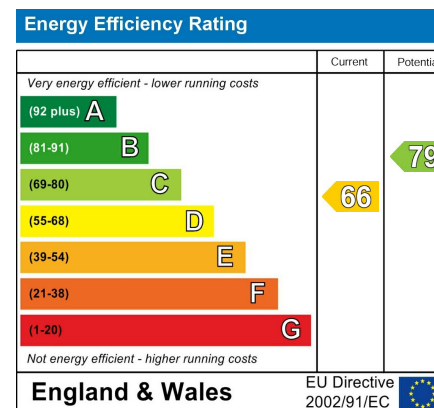
Dining Room 10'11" x 9'7" (3.35 x 2.93)

Bedroom One 14'7" x 11'9" (4.45 x 3.59)

Bedroom Two 14'7" x 10'3" (4.45 x 3.13)

Bedroom Three 9'2" x 6'7" (2.81 x 2.01)

Bedroom Four 23'1" x 9'0" (7.04 x 2.76)



The difference between house and home

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