







4



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- Heavily Extended
- 23ft Kitchen Diner
- Island & Bi-Fold Doors
- Utility & Ground Floor WC
- West Facing Rear Garden
- Four Bedrooms
- Freehold
- En-Suite Facility
- Off-Street Parking
- Sought After Location







## HEAVILY EXTENDED | FOUR BEDROOMS | EN-SUITE FACILITY

Jan Forster Estates are delighted to welcome to the market this heavily extended four bedroom family home on Goswick Drive, Red House Farm. The property is immaculately presented with a 23ft kitchen diner, en-suite facility, and a West-facing landscaped rear garden.

Red House Farm, on the outskirts of Gosforth, is ideally located for well-regarded schools, public transport links including multiple nearby bus stops and Fawdon Metro station being only a few moments walk; giving direct access from the Airport to Newcastle City Centre and anywhere in between.

The property briefly comprises:- fully rendered porch, entrance hall, lounge with feature fireplace, an extended 23ft kitchen diner with stand alone island, Bi-fold doors, Velux windows, and Belfast sink unit leading to both the snug/TV room with double door front access and the utility area with ground floor WC and further rear garden access.

Off the spacious landing to the first floor, there are four generous bedrooms; bedroom two with a vaulted ceiling, and an en-suite facility. Completing the property is the family three piece bathroom WC with bath, shower enclosure, wash hand basin, WC and TV.

Externally there is a drive to the front providing off-street parking for multiple vehicles. To the rear, there is a West facing rear garden complete with a landscaped garden including a fire pit and seating area. There is also a patio and hot tub/BBQ area; ideal for entertaining during those warm summer nights.

The property further benefits from gas central heating (via a recently fitted boiler and radiators) double glazing, full coverage CCTV and newly fitted flooring to the ground floor.

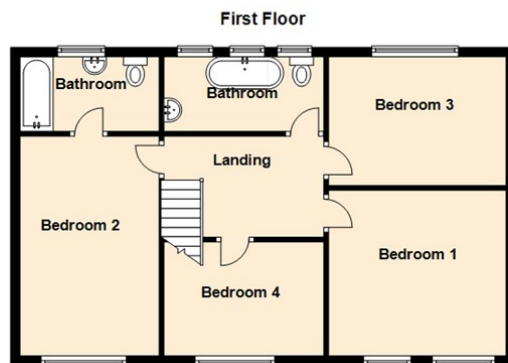
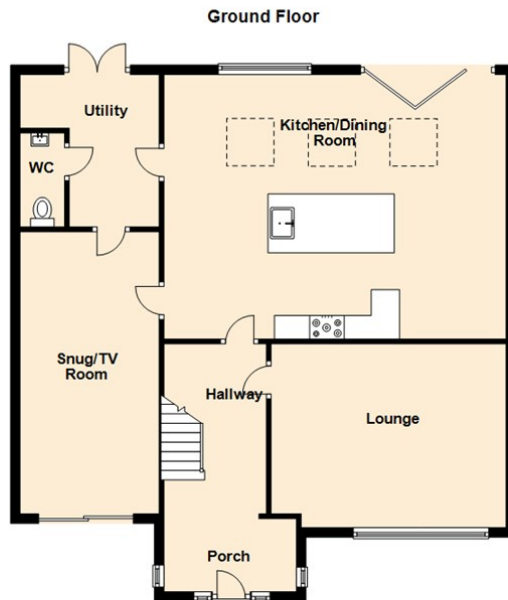
For more information and to book your viewing please call our Gosforth branch on 0191 236 2070.

### Tenure

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

Council Tax Band \*D\*





Lounge 12'0" x 16'2" (3.67 x 4.95)

Kitchen Diner 18'7" x 23'6" (5.67 x 7.17)

Snug/TV Room 19'7" x 9'3" (5.97 x 2.84)

Utility Area 10'4" x 9'7" (3.15 x 2.94)

Bedroom One 12'6" x 12'11" (3.83 x 3.95)

Bedroom Two 14'1" x 9'6" (4.30 x 2.90)

Bedroom Three 8'11" x 12'11" (2.73 x 3.95)

Bedroom Four 10'3" x 7'6" (3.13 x 2.30)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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