





- Sought After Location
- Refurbished Bungalow
- Semi Detached Home
- Two Bedrooms
- Sun Room
- Close To Amenities
- Freehold
- Council Tax Band *B*
- Viewing Recommended
- Call For More Information





** Matterport 360° Tour | <https://my.matterport.com/show/?m=9UweY1ZZZjQ> **

Jan Forster Estates are delighted to present to the market this beautifully appointed semi-detached bungalow, ideally situated on a generous plot within the highly sought-after Boulmer Gardens, nestled in the heart of Woodlands Park, North Gosforth.

This charming home enjoys a cul-de-sac location and is close to a wealth of local amenities, including shops, schools, and parks, while excellent transport links via regular bus services and easy access to the A1 provide quick connections to Gosforth and Newcastle city centre.

Internally, the property has been tastefully decorated throughout. A welcoming entrance hallway leads to a bright and spacious lounge, complete with a bay window and a feature fireplace - perfect for cosy evenings in. The home offers two generously sized bedrooms, the principal featuring fitted wardrobes for added storage. The contemporary shower room benefits from under-sink storage and stylish finishes. The fitted kitchen boasts shaker-style units, complementary worktops, and integrated oven and hob, flowing seamlessly into a delightful sun room - an ideal space for morning coffee or evening relaxation. Completing the internal layout is a useful study room and a practical utility room with direct access to the rear garden.



Externally, the home features an easy-to-maintain front garden, a driveway providing off-street parking leading to the garage, and to the rear, a lovely split-level paved garden - ideal for entertaining or simply enjoying the outdoors in peace.

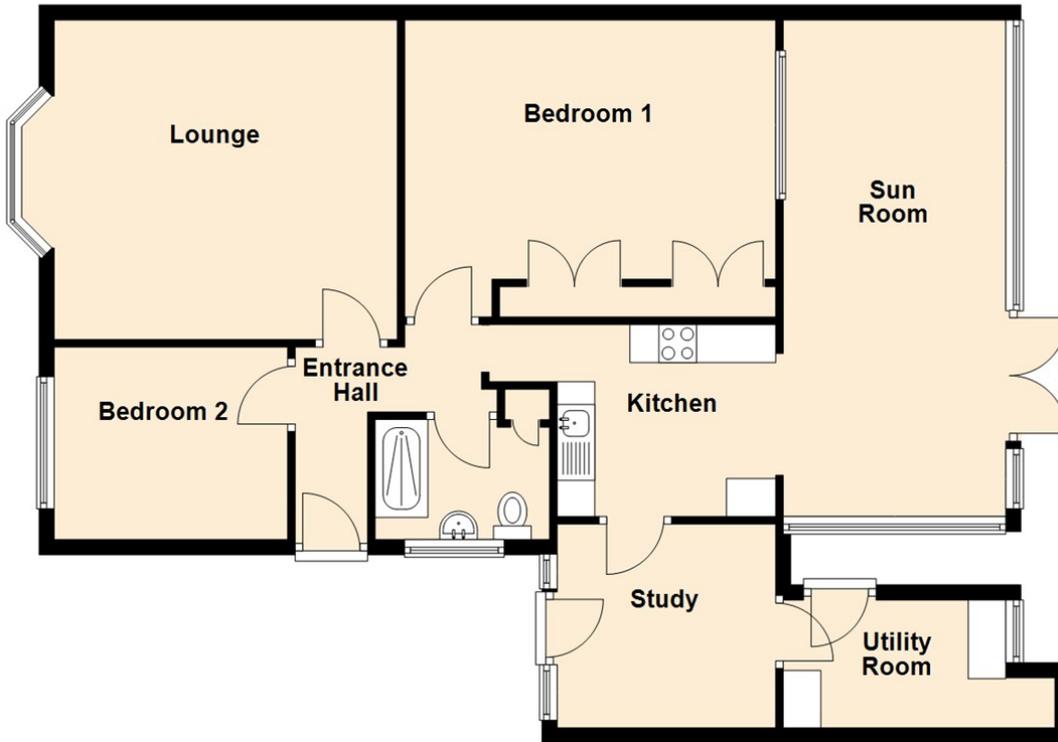
Offered to the market with high interest anticipated, early viewing is strongly recommended. For further details or to arrange your visit, please contact our Gosforth team on 0191 236 2070.

Tenure

The agent understands the property to be freehold, though this must be confirmed by a licensed legal representative.

Council Tax Band *B*.

Ground Floor



Lounge 17'1" x 12'0" (5.21 x 3.68)

Kitchen 10'4" x 8'2" (3.15 x 2.51)

Utility Room 8'6" x 8'2" (2.60 x 2.50)

Sun Room 9'3" x 16'11" (2.83 x 5.17)

Study 7'4" x 6'9" (2.24 x 2.07)

Bedroom One 10'9" x 12'11" (3.28 x 3.95)

Bedroom Two 10'0" x 9'4" (3.06 x 2.87)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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