





- **Spacious Detached House**
- **Sought After Location**
- **Ideal Family Home**
- **Four Bedrooms**
- **Two Reception Rooms**
- **Three Bathrooms**
- **Garage and Driveway**
- **Freehold**
- **Viewing Recommended**
- **Call For More Information**





\*\* Matterport 360° Tour | <https://my.matterport.com/show/?m=Y4W68itTujt> \*\*

Jan Forster Estates welcome to the market this impressive, four-bedroom, detached home that must be viewed to appreciate the standard of accommodation on offer.

Positioned on Bridget Gardens in the heart of Newcastle Great Park, this fantastic family home is ideally situated within walking distance of Brunton First School, Plantpots Playgroup Nursery and in the catchment area for both primary schools. The Community Centre is close by, along with local football pitches, and the scenic Havannah Three Hills Nature Reserve. It also offers convenient access to the A1, Gosforth High Street, and Newcastle City Centre, making commuting and access to a wide range of amenities effortless.

Internally the property is made up of an entrance hallway with WC, spacious lounge, dining room and a stylish kitchen breakfast room with a range of fitted units and French door access to the rear. To the first floor there are four double bedrooms, two with en suite facilities and there is also a modern family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front alongside the drive, which leads to the integral garage. There is also a side garden and a substantial garden to the rear.

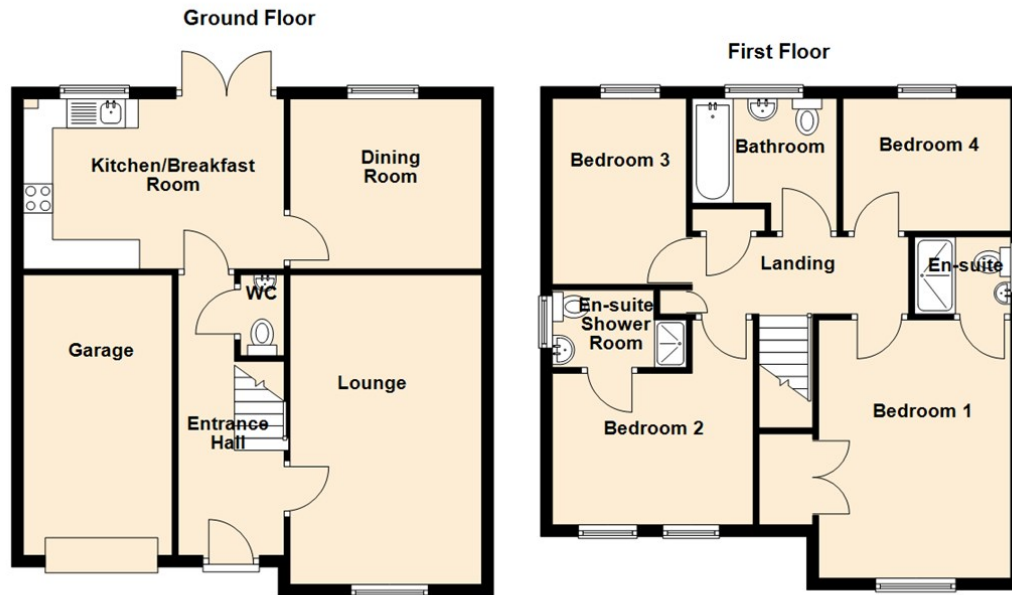
For more information and to book a viewing please call our Gosforth sales team on 0191 236 2070.

#### Tenure

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

Council Tax band \*E\*.





Lounge 10'10" x 18'4" (3.32 x 5.59)

Dining Room 9'8" x 9'9" (2.96 x 2.98)

Kitchen 16'9" x 9'9" (5.11 x 2.98)

Bedroom One 12'9" x 15'0" (3.90 x 4.59)

Bedroom Two 13'7" x 12'0" (4.16 x 3.66)

Bedroom Three 8'5" x 10'11" (2.57 x 3.33)

Bedroom Four 10'3" x 7'8" (3.13 x 2.34)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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		
England & Wales <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth  
High Heaton  
Tynemouth

Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

