





- Great Location
- Two Bathrooms
- Driveway and Garage
- Local Parks Nearby
- Council Tax Band *C*
- Three Bedrooms
- Ideal Family Home
- Close To Shops
- Freehold
- Viewing a Must





**** Video Tour on our YouTube Channel | <https://youtu.be/JMySC2t5als> ****

This immaculately presented, detached family home is positioned on the popular Cloverfield, in West Allotment. The property has been tastefully decorated throughout and will appeal to the growing family.

Briefly comprising to the ground floor: - entrance hallway with WC, bright and airy lounge, and a fantastic kitchen dining room with fitted units, integrated oven and hob, breakfast bar, feature lighting and French doors to the rear garden. To the first floor there are three good-sized bedrooms, the main with an en suite, and there is a contemporary family bathroom WC with shower over the bath and under sink storage. The property further benefits from gas central heating and double glazing.

Externally, there is a driveway to the front leading to the single garage and there is a delightful sunny garden to the rear, with decked areas and a lawn.



West Allotment is a well-connected area offering easy access to the A19, Tyne Tunnel, and A1058 Coast Road, making travel to the coast and Newcastle City Centre straightforward. It benefits from excellent public transport links, including bus routes and the Metro. Local shops and amenities are close by, along with scenic Country Parks, ideal for outdoor activities. The property is also conveniently located near well-regarded schools, making it a great choice for families.

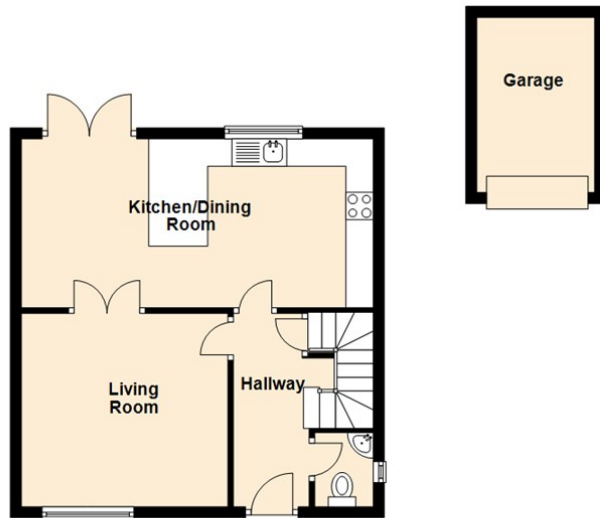
Early viewings are essential on this delightful home. For more information and to book, please call our Coastal sales team on 0191 257 2000.

Tenure

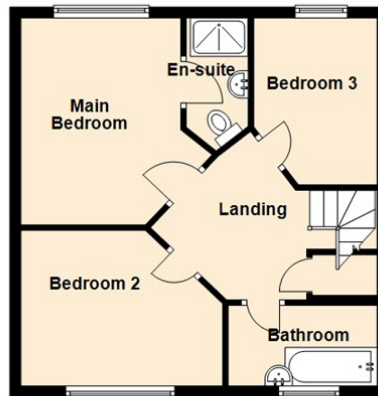
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.

Ground Floor



First Floor




Living Room 11'3" x 12'4" (3.43 x 3.77)

Kitchen/Dining Room 10'1" x 21'0" (3.09 x 6.42)

Main Bedroom 12'4" x 10'6" (3.78 x 3.21)

Bedroom Two 9'3" x 12'0" (2.84 x 3.68)

Bedroom Three 9'11" x 7'4" (3.04 x 2.25)

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

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

Gosforth
High Heaton
Tynemouth

Property Management Centre

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

