







- Executive Development
- Superior Detached Home
- Four Double Bedrooms
- Three Bathrooms
- Double Garage & Driveway
- Mature South Facing Gardens
- Available Now
- Part Furnished Property
- Council Tax Band \*F\*
- Hot Tub & Garden Gym







Rarely does a home of this calibre come to the rental market. This superior detached property has been thoughtfully designed and immaculately maintained, offering spacious and sophisticated living in a highly desirable location. Perfect for families or professionals seeking something truly special.

The property is made up of a welcoming entrance lobby and hallway featuring a striking custom-built staircase, with under-stair wine cooler and ambient lighting; a spacious lounge with a home entertainment system and built-in surround sound; a fantastic open plan, high spec kitchen dining room with sleek units, integrated appliances, boiling water tap, filtered cold water system, convenient waste disposal, ceiling speakers and French doors to the rear. Just off is a modern lounge/bar area that flows through to the impressive, extended sunroom with views over the garden. Completing the ground floor is a WC and a utility room with access to the garage. To the first floor off the generous landing area, there are four double bedrooms - the stunning main suite with a custom-built walk-in wardrobe and en suite. There is an additional en suite and the beautiful family bathroom WC features a spa bath with overhead shower.

Externally there is a driveway with space for 5 cars to the front leading to the double garage. The South-facing rear garden is a beautifully landscaped and functional outdoor haven, featuring a semi-mature lawn, integrated speakers, outdoor power points and a fully stocked tool shed. Its two standout highlights include a luxurious six-seater hot tub for relaxing evenings under the stars, and a high-spec gym housed in the garden room. Equipped with cardio and strength machines, free weights, full-length mirrors, and shock-absorbing flooring, it offers a private, fully equipped wellness retreat just moments from the main house.

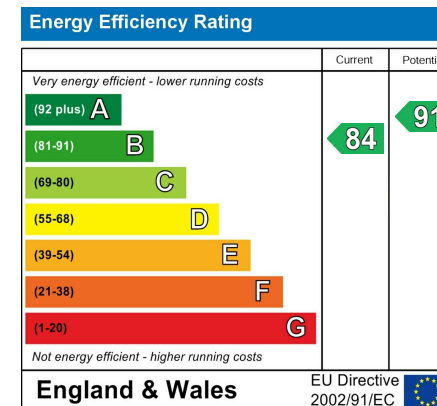
Council Tax Band \*F\*.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



## The difference between house and home

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