



 Jan Forster

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Rayleigh Drive | Wideopen | Newcastle Upon Tyne | NE13 6AL

Offers Over £279,995



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- Semi Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Sought After Location
- Garage & Off Street Parking
- No Onward Chain
- Leasehold
- Close To Amenities
- Call For More Information



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This stunning three-bedroom semi-detached bungalow is ideally situated on the highly sought-after Rayleigh Drive in Wideopen and is offered to the market with the advantage of no onward chain.

The location in the heart of the ever popular Woodlands Park, North of Gosforth is well placed for many local amenities including shops, schools, and parks with further amenities being easily accessible in Gosforth and Newcastle city centre via regular bus routes and the A1 Motorway.

The accommodation is well-presented throughout and briefly comprises: a welcoming entrance porch, a spacious lounge featuring a charming bay window, and a beautifully appointed kitchen offering a range of fitted wall and base units, a breakfast bar, and access to a delightful, sun-filled conservatory. The dining room is enhanced by a striking lantern roof, creating a bright and airy space and there are three generously sized bedrooms the main with a modern en-suite and two with fitted wardrobes. A stylish three-piece shower room with vanity storage completes the internal layout. Additional benefits include gas central heating and double glazing throughout.



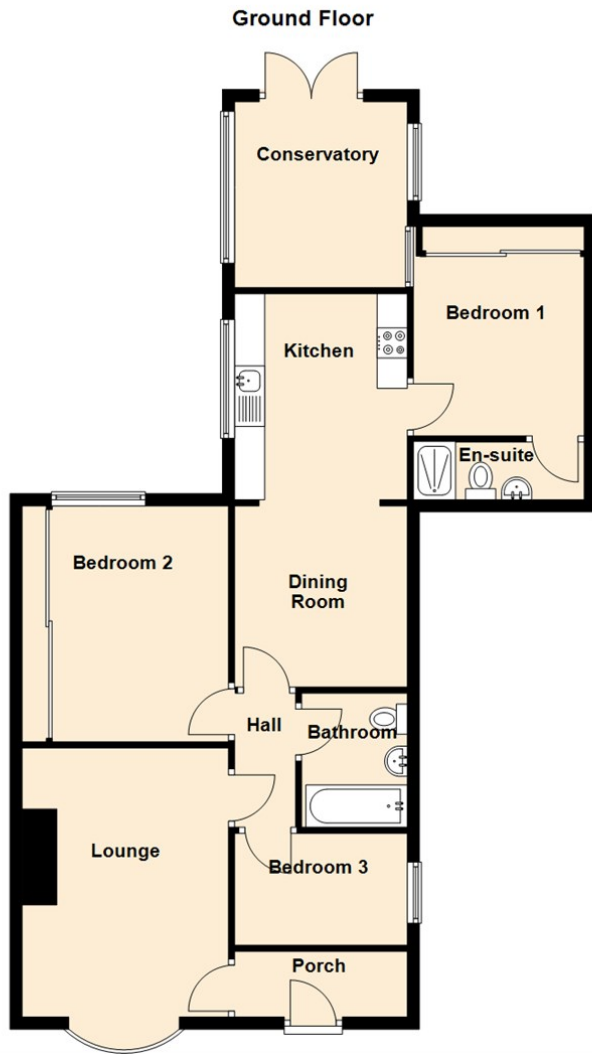
Externally, the property continues to impress. To the front, a multi-vehicle driveway provides ample off-street parking and leads to a garage, complemented by a well-maintained garden. To the rear, a beautifully landscaped split-level garden offers an artificial lawn and an attractive patio area - perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate all this exceptional home has to offer. For further information or to arrange a viewing, please contact the Gosforth office on 0191 236 2070.

Tenure

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

Council Tax band: C



Lounge 11'11" x 14'10" (3.64 x 4.54)

Kitchen 9'3" x 13'7" (2.83 x 4.16)

Dining Room 9'7" x 9'4" (2.93 x 2.85)

Conservatory 9'8" x 9'6" (2.96 x 2.90)

Bedroom One 14'0" x 8'11" (4.29 x 2.73)

Bedroom Two 9'9" x 13'0" (2.98 x 3.98)

Bedroom Three 9'3" x 8'0" (2.82 x 2.45)

The difference between house and home

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

Contact Us: 0191 236 2070



www.janforsterestates.com

