



- 4 Bed Semi Detached House
- Fabulous 30' Kitchen/Family Room
- Stunning Family Bathroom with Shower
- Convenient for Metro/Transport Links
- Extended & Superbly Appointed
- Wood Burning Stove & BiFold Doors
- Spacious Garage with Utility Area
- Lounge with Gas Fired Stove
- Master Bed with En Suite
- Lovely Rear & Side Gardens



A superbly presented 4 bedroomed semi detached house, extended and refurbished to provide spacious family accommodation. With surprisingly generous gardens, this property is conveniently situated, with good access to the Metro system and a wide range of amenities. With gas fired central heating, sealed unit double glazing and many original features such as corniced ceilings, the Reception Hall has an understair cloaks area and leads to the Lounge, with gas fired stove within a rustic brick surround and bay to the front. The 30' multifunctional Kitchen/Family Room is a fabulous space with the kitchen area fitted with a range of wall and base units, enamelled sink unit, integral breakfast table and integrated dishwasher. There is a wood burning stove to the family area, whilst 3 Velux roof lights and bi-fold doors allow ample natural light and access to the rear garden. Stairs lead to the First Floor Landing, with access to the loft, with Velux roof light. Bedroom 1 is to the front, with En Suite Shower/WC with low level wc, pedestal wash basin and shower cubicle with mains shower unit. Bedroom 2 is also to the front, with Bedroom 3 to the rear and Bedroom 4 to the front. The stunning family Bathroom/WC has been extended and refurbished with a contemporary white suite comprising low level wc, pedestal wash basin, double ended bath and walk in shower enclosure with rainhead shower and screen. There are panelled, tiled and feature exposed brick walls and a chrome towel warmer. The generous Garage is attached with up and over door and utility area with plumbing for a washer.



Externally, the Front Garden houses a range of trees and shrubs and there is a gravelled driveway to the garage. The West facing Rear Garden has decking, a lawn, patio and range of plants extending to the side with further patio, lawn and rockery.

Dene View is conveniently located for South Gosforth Metro Station, local shops, schools, the High Street and excellent road links.

#### Reception Hall

**Lounge 12'8 x 14'2 (into bay) (3.86m x 4.32m (into bay))**

**Kitchen/Family Room 30'10 x 19'9 (max) (9.40m x 6.02m (max))**

#### First Floor Landing

**Bedroom 1 17'8 x 11'4 (5.38m x 3.45m)**

**En Suite Shower/WC 6'2 x 5'6 (1.88m x 1.68m)**

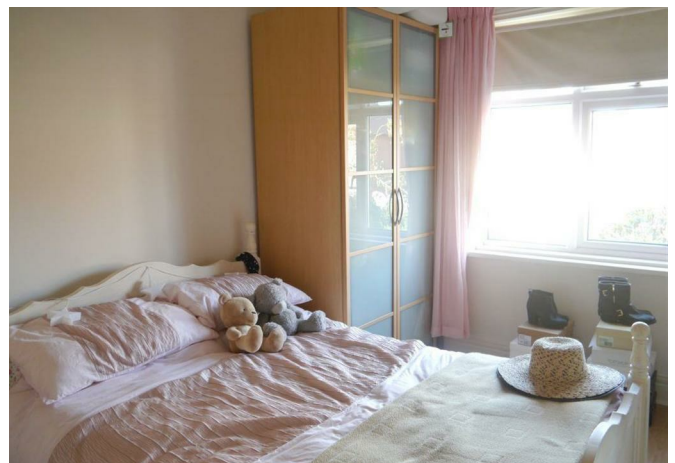
**Bedroom 2 12'8 x 11'2 (3.86m x 3.40m)**

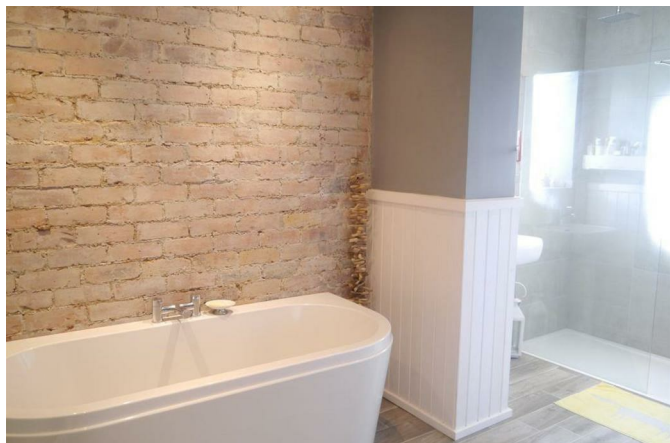
**Bedroom 3 12'6 x 11'2 (3.81m x 3.40m)**

**Bedroom 4 8'8 x 7'8 (2.64m x 2.34m)**

**Bathroom/WC 14'2 x 9' (max) (4.32m x 2.74m (max))**

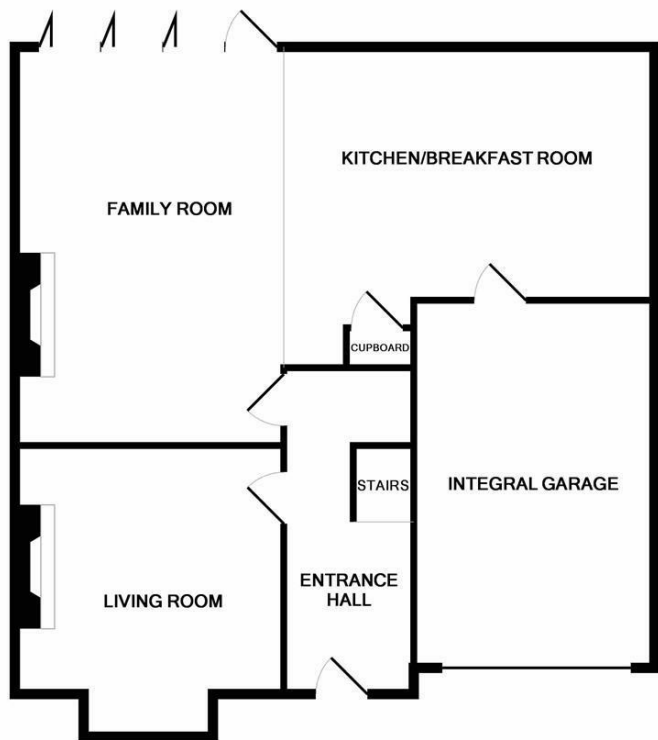
**Garage 17'4 x 11'9 (5.28m x 3.58m)**



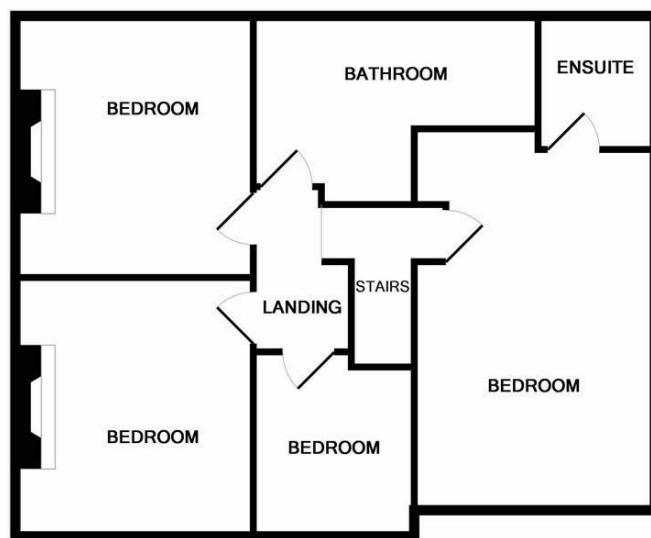


Energy Performance: Current D Potential C  
Council Tax Band: C  
Newcastle City Council: 0191 278 7878  
South Gosforth First School: 0.2 Miles  
Gosforth Academy: 1.4 Miles  
South Gosforth Metro Station: 0.4 Miles  
Newcastle International Airport: 6.8 Miles  
Newcastle Central Railway Station: 3.3 Miles





GROUND FLOOR  
APPROX. FLOOR  
AREA 939 SQ.FT.  
(87.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 742 SQ.FT.  
(69.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1682 SQ.FT. (156.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.