



- 4 Bedroom Detached House
- Lounge
- Utility Room
- Council Tax Band E / EPC Rating B

- Views to Rear
- Two En-suite Shower Rooms
- Cloakroom WC

- Open Plan Kitchen/Dining & Living Room
- Family Bathroom
- Garage

A spacious and well presented, 4 bedroom detached house, within a cul-de-sac location on this popular development. The Reception Hall has a cloaks/storage cupboard and a Cloakroom/WC fitted with a wc and wash basin. There is a good sized Lounge to the front with the superb multi-functional Kitchen/Dining/Family room to the rear. The Kitchen area is fitted with range of modern wall and base units, sink unit, split level double oven, gas hob with extractor above and integral fridge, freezer and dishwasher with matching doors. From the dining and family area, double doors open to the rear garden. The Utility Room has wall and base units, sink unit and plumbing for a washer. Stairs lead from the hall to the First Floor Landing, with shelved cupboard housing the pressurised hot water cylinder. Bedroom 1 is to the front and has an En Suite Shower/WC with wc with concealed cistern, wash basin and shower cubicle with rainhead shower. Bedroom 2 is to the rear with En Suite Shower/WC with wc with concealed cistern, wash basin and shower cubicle with rainhead shower. Bedrooms 3 also a double is to the front and Bedroom 4 is to the rear. The Family Bathroom/WC has a wc with concealed cistern, wash basin and bath. The integral garage has up and over access door.

Externally, the Front Garden is lawned, with hedge and a double width driveway. The Rear Garden has a patio, lawn and fence surround, ideal for family use.

Brambling Place is ideally placed for the A1, A19, Gosforth and the City. Viewing essential to appreciate this lovely family home.

Entrance Hall

Living Room 11'6" x 15'3" (3.52 x 4.67)

Open Plan Kitchen/Dining 19'1"(max) x 10'8" (5.82(max) x 3.27)

Family Area 10'8" x 9'2" (3.27 x 2.81)

Utility Room

Cloakroom WC

Garage

Bedroom 1 15'7" x 11'5" (4.76 x 3.5)

En-suite Shower Room

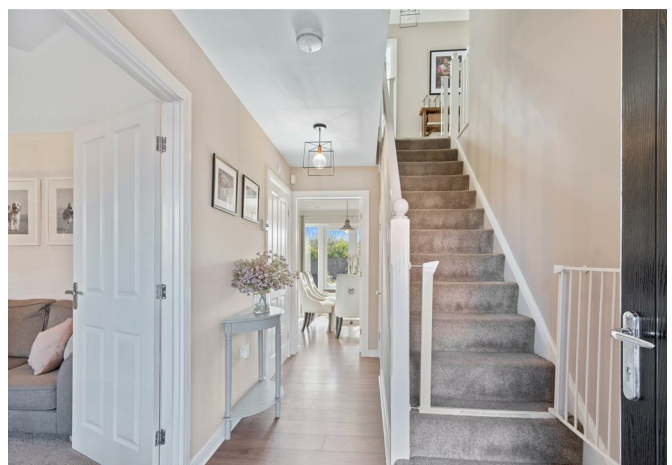
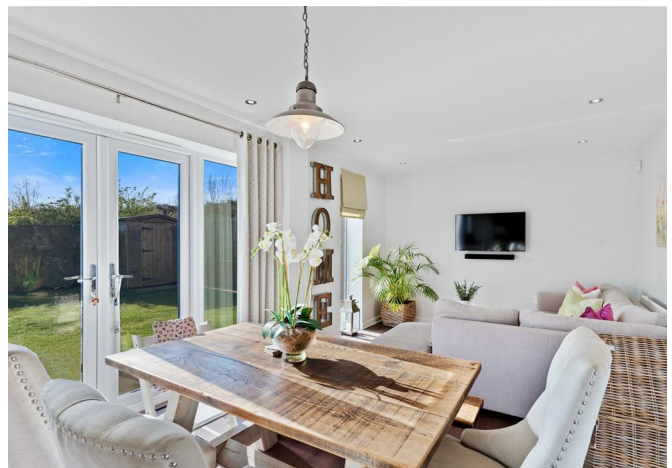
Bedroom 2 12'7" x 10'2" (3.86 x 3.12)

En-suite Shower Room

Bedroom 3 10'11" x 8'11" (3.329 x 2.72)

Bedroom 4 13'1" x 7'9" (4.00 x 2.38)

Bathroom WC





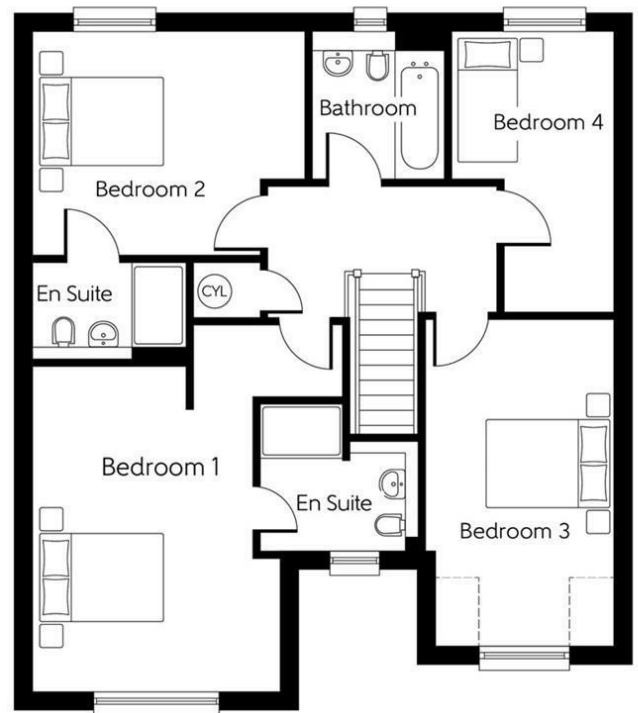
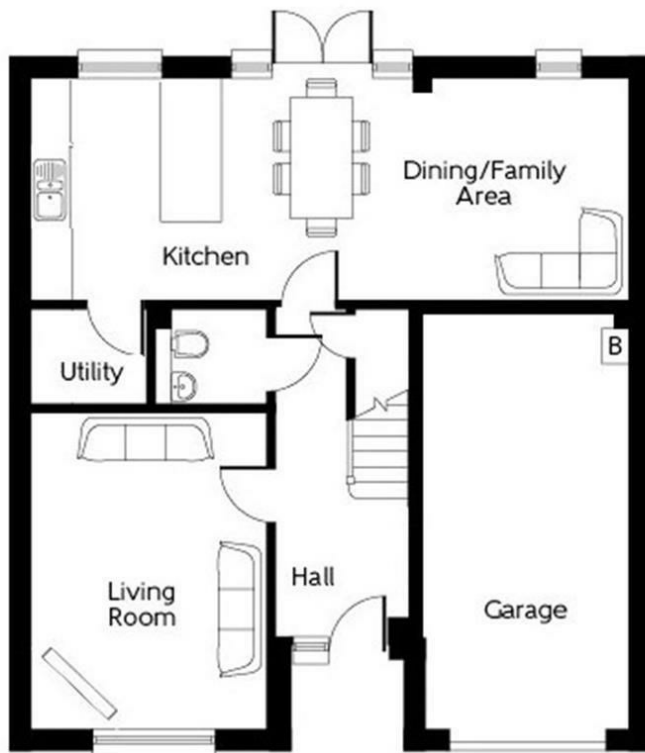
Energy Performance: Current B Potential A

Council Tax Band: E

Distance from School:

Distance from Metro:

Distance from Village Centre:



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.