

**BRUNTON**  
RESIDENTIAL



**FENCER COURT, GOSFORTH, NE3**

Offers Over £695,000

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Charming, rare to the market, four-bedroom detached family home located on Fencer Court in the desirable area of Gosforth, Newcastle Upon Tyne.

This home features an exceptional layout across two floors, thoughtfully designed to provide both comfort and functionality. The ground floor boasts a generous living room, a spacious dining room, a convenient utility room, and a modern kitchen. The first floor hosts well-proportioned bedrooms and two bathrooms, one being an en-suite shower room to the master bedroom.

This home is situated on a quiet and well-maintained residential street and is well-served by reputable local schools, a variety of nearby shops and amenities, and excellent transport links.

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The internal accommodation comprises: an entrance vestibule complemented by Karndean flooring that seamlessly extends into a spacious central reception hall, the breakfasting kitchen, utility room, and WC.

Straight ahead, off the hallway, is a comfortable dining room laid with carpet and features a rear aspect window. To the left of the hallway is a generous living room with carpeted flooring, dual aspect windows, and French doors leading out onto the rear garden. To the right of the hallway is a modern, well-equipped kitchen with integral appliances and fitted floor and wall units, complemented by granite counter-tops providing ample storage and work surface space. The kitchen leads into a useful utility room that provides access to the garage and the rear garden.

The stairs leading up to the first floor and the landing are complemented by carpeted flooring that seamlessly flows into the bedrooms. The landing gives access to four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, and a family bathroom servicing the remaining bedrooms. The bathrooms are modern and fully tiled. The first floor is further complemented by two storage cupboards.

Externally, the property is situated on an attractive plot with mature trees to the front and a walkway leading up to the front door. To the right-hand side of the property is a driveway that leads up to the garage, providing off-street parking for two cars. To the right of the garage is a gate that provides access to the rear garden. The rear garden is enclosed with timber fencing and features both a paved and a lawned area. It is bordered by plants, shrubs, and trees, creating a delightful space for outdoor relaxation.



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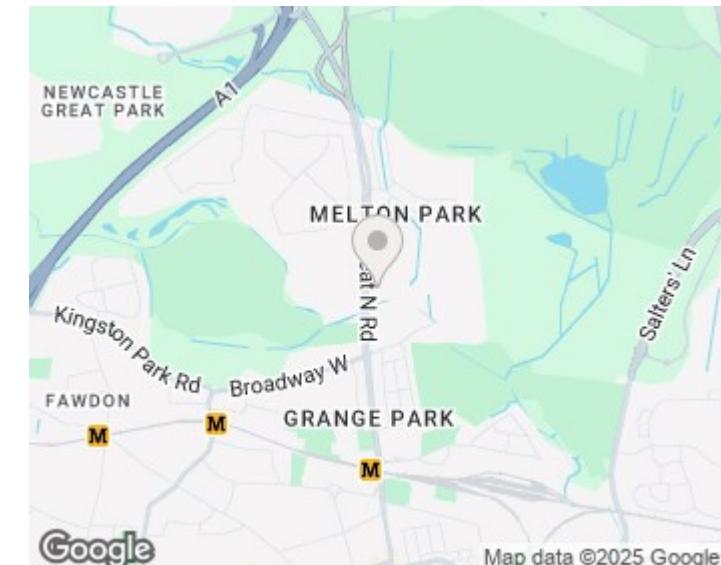
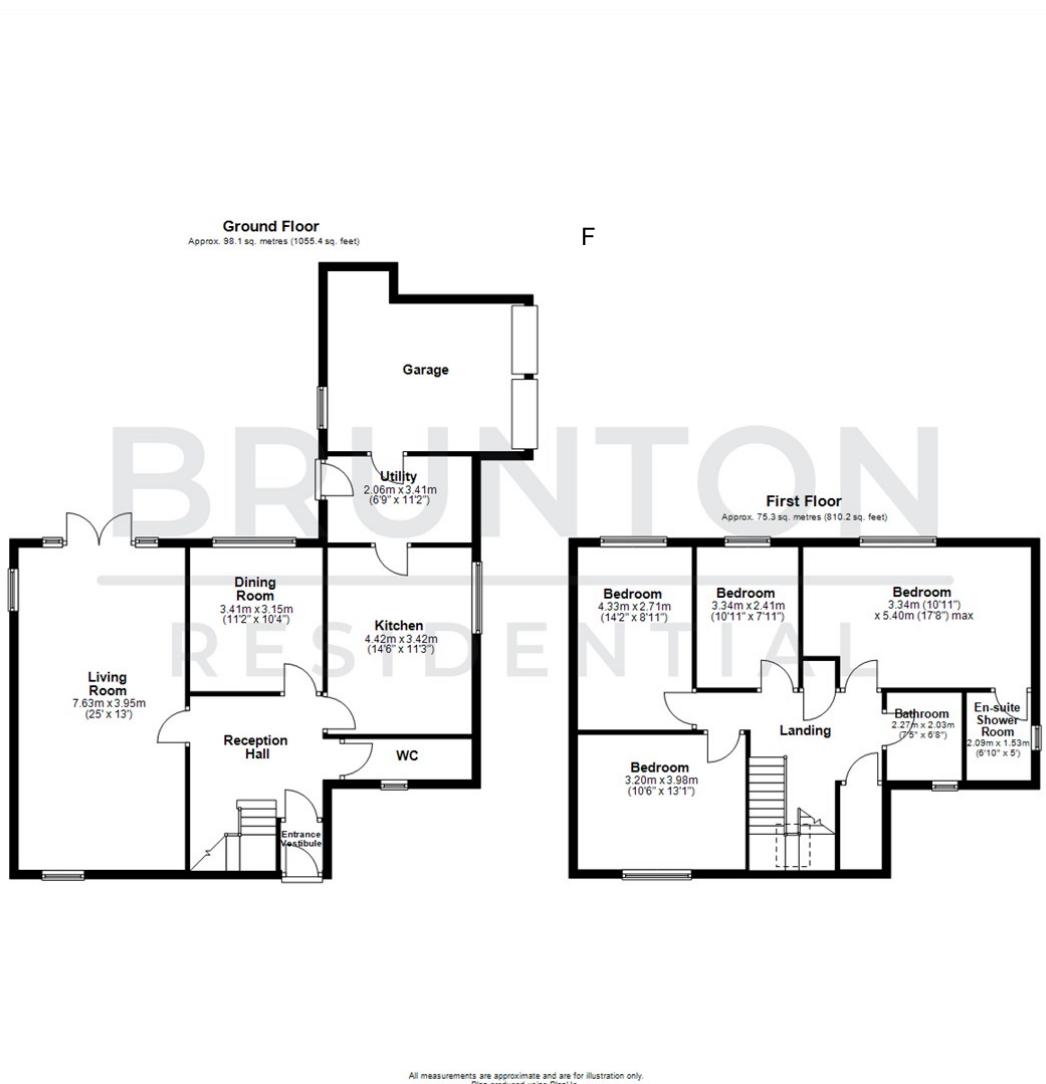
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING :



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	