



CHOLLERFORD CLOSE, GOSFORTH, NE3

Offers Over £400,000

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FOUR BEDROOMS - DETACHED FAMILY HOME - SOUGHT AFTER LOCATION

Brunton Residential presents this four-bedroom detached home located on Chollerford Close, Gosforth. The property offers modern family living in a great location close to local schools and amenities, provides excellent transport links and would make a perfect family home.

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This home blends modern design with comfortable family living. The charming facade leads to a spacious hallway, creating a sense of light and space. The cosy living room features large windows that fill the area with natural light. The modern kitchen has sleek countertops, contemporary cabinetry, and integrated appliances, flowing naturally into the dining area. A study, utility room, WC, and storage complete the ground floor.

Upstairs, the master bedroom boasts an en-suite, while three additional bedrooms offer flexibility. A family bathroom serves the upper floor. Outside, the well-maintained garden and patio provide a relaxing space, complemented by a driveway and garage for parking and storage.



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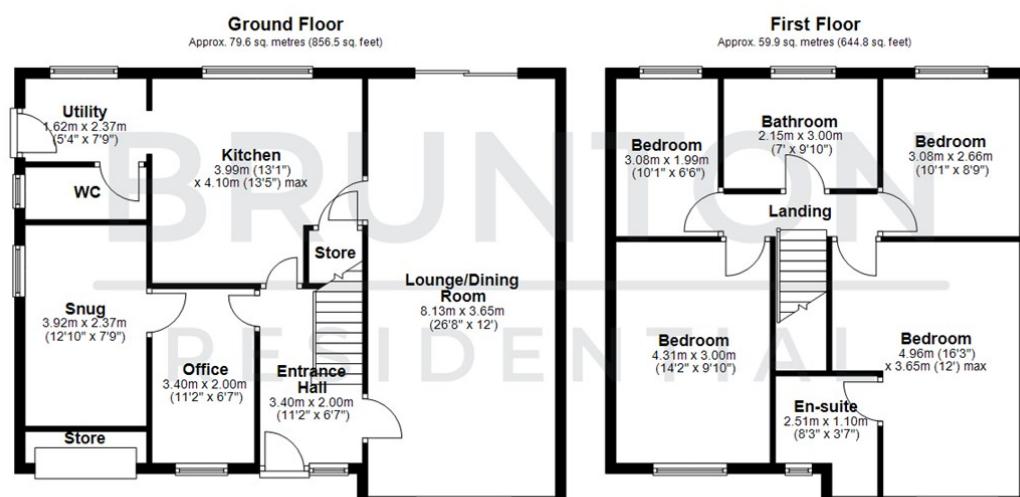
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TENURE : Freehold

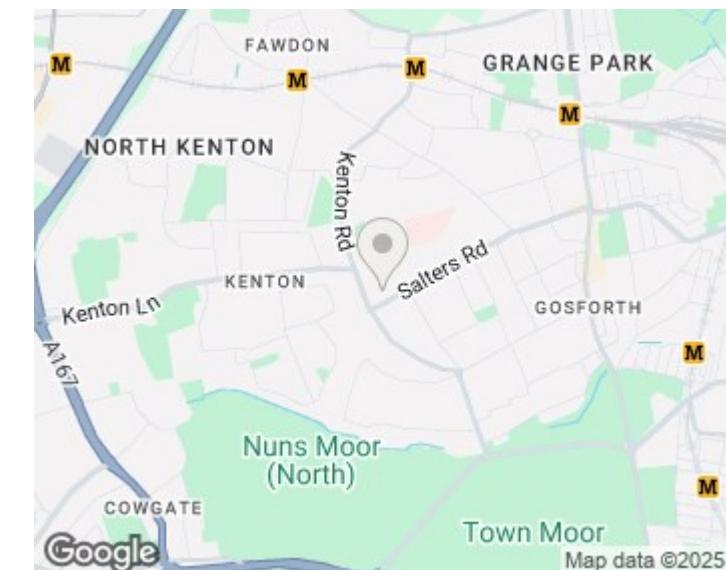
LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		
(69-80) C	67	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	