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DENE CRESCENT, SOUTH GOSFORTH, NE3

Offers Over £395,000

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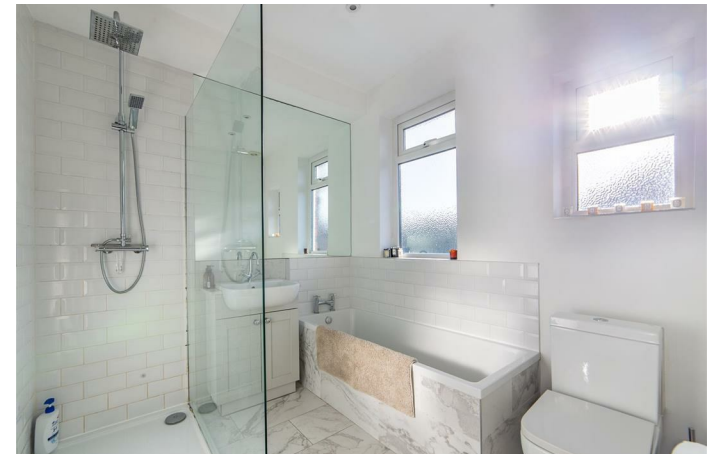
Stylish & Immaculately Presented Semi-Detached Family Home Boasting an Outstanding Position within a Short Walk of Jesmond Dene and South Gosforth Metro Station, with a Beautiful Lounge, Impressive Open Plan Kitchen/Dining and Family Space, Three Bedrooms, Contemporary Re-Fitted Family Bathroom, Off Street Parking for Two Vehicles, with Brand New E.V. Charger and Delightful Lawned Rear Gardens.

This excellent, three bedroom, 1930's semi-detached family home is ideally located on Dene Crescent, South Gosforth. Dene Crescent, which is tucked just off from Matthew Bank and Stoneyhurst Road, is perfectly placed within walking distance of South Gosforth Metro Station, as well as being placed only a short walk to Gosforth High Street, with its wide range of shops, cafes restaurants and amenities.

The property itself was purchased by the current owners in 2019 and has since undergone and full re-furbishment throughout, and is also located close to outstanding local schooling, as well as The Freeman Hospital and David Lloyd Leisure Club.

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The internal accommodation comprises: Entrance hall with stairs leading to the first floor and under-stairs store cupboard.

The hallway then opens into the impressive, open plan kitchen/dining and family space, with an excellent re-fitted kitchen with stone worktops, integrated appliances and windows over-looking the rear gardens and towards Jesmond Dene. The dining area enjoys a walk-in bay window with views and storage to the alcove.

To the front is beautiful sitting room, again with walk-in bay window and fitted storage to the alcoves and wood-burning stove.

The stairs then lead to the first floor landing and give access to three bedrooms, of which two are comfortable doubles. Bedroom one is placed to the front with walk in bay and fitted storage, bedroom two to the rear and bedroom three, which is also placed to the front is ideal as a children's room or study.

To the rear is an excellent, re-fitted contemporary bathroom which is partly tiled with four piece suite.

Externally, the property enjoys a large block paved driveway with brand new E.V. charger, providing off street parking for two vehicles and gated access to the rear. The rear gardens are laid mostly to lawn with well stocked borders and fenced boundaries, along with a raised and paved patio seating area.

Well presented throughout, early viewings are deemed essential.



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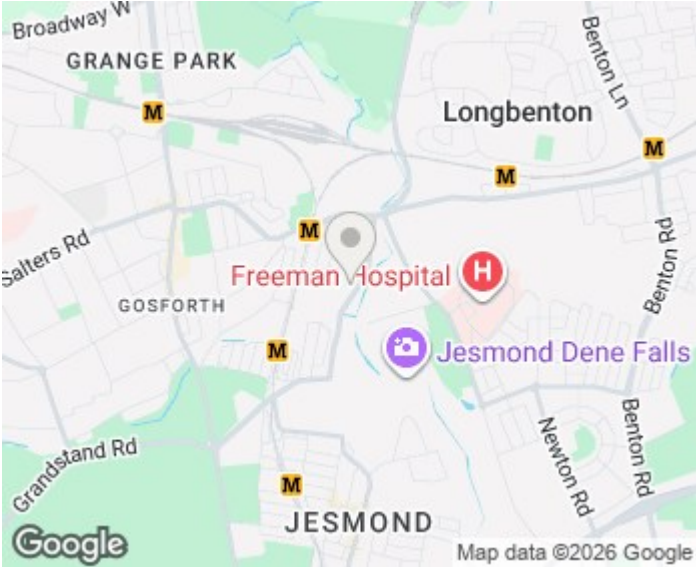
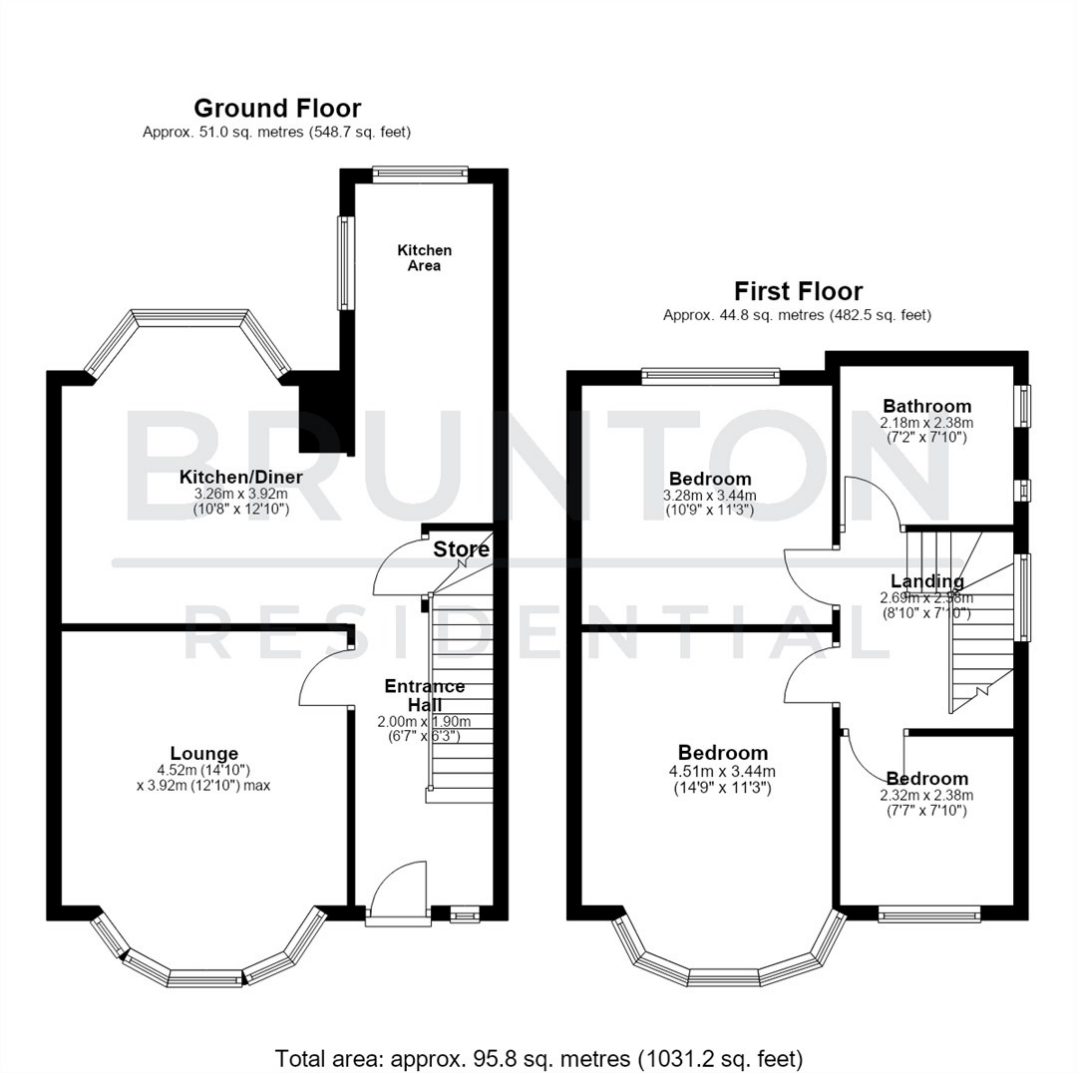
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



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 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	