



**RIDGEWOOD VILLAS, SOUTH GOSFORTH, NE3**

Offers Over £365,000

# BRUNTON

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## RESIDENTIAL





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Fantastic Extended Semi-Detached Family Home, Boasting a Superb 20ft Open Plan Kitchen/Diner plus Separate Lounge with Bespoke Alcove Units, Useful Utility Room and Ground Floor Shower, Three Bedrooms Including Two Doubles, Great Re-Fitted Family Bathroom with Four Piece Suite, Fantastic Landscaped South Facing Rear Garden plus Garage & Off Street Parking!

This excellent, semi-detached family home is perfectly positioned to the south backing side of Ridgewood Villas, South Gosforth, Ridgewood Villas, which is nestled between Bowes Street and Ridgewood Gardens, is ideally placed to provide direct access to into South Gosforth, with its shops and amenities, including Sainsbury's Local, whilst also being only a short walk to South Gosforth Metro Station providing fantastic transport links into Newcastle City Centre. The property is also positioned within walking distance to The Freeman Hospital, the beautiful Jesmond Dene and outstanding local schooling.

The property, which was purchased by the current family in 2017, has since undergone a complete transformation and has been re-modelled throughout, with a new extension to the ground floor. This superb family home offers the perfect blend of modern and versatile living, perfectly placed over two floors.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading to the first-floor landing. To the rear of the home is a superb 20ft open-plan kitchen, lounge, and dining space, flooded with natural light from rear-aspect windows, French doors opening onto the garden, and three Velux skylights overhead. The kitchen is modern and well equipped with integral appliances, ample floor and wall units providing excellent storage and work surface space, and a central island incorporating a breakfast nook. French doors from this space lead into a spacious front-aspect lounge, which features a walk-in bay window, bespoke fitted alcove units and a fireplace, creating a warm and inviting reception room.

From the kitchen, a further door leads into a practical utility/boot room, which provides access to the integral garage as well as an external door to the rear garden. The ground floor is further enhanced by a convenient shower room, ideal for modern family living.

The first-floor landing gives access to three well-proportioned bedrooms, all served by a stylish family bathroom fitted with a large walk-in shower, a standalone bath, a WC, and a washbasin set within a vanity unit. Externally, the property benefits from a large front driveway providing off-street parking for two vehicles, while to the rear is a fantastic landscaped and enclosed south facing garden featuring timber fencing, a paved walkway, a lawned area, and a garden shed positioned to the rear right, offering additional storage.



# BRUNTON

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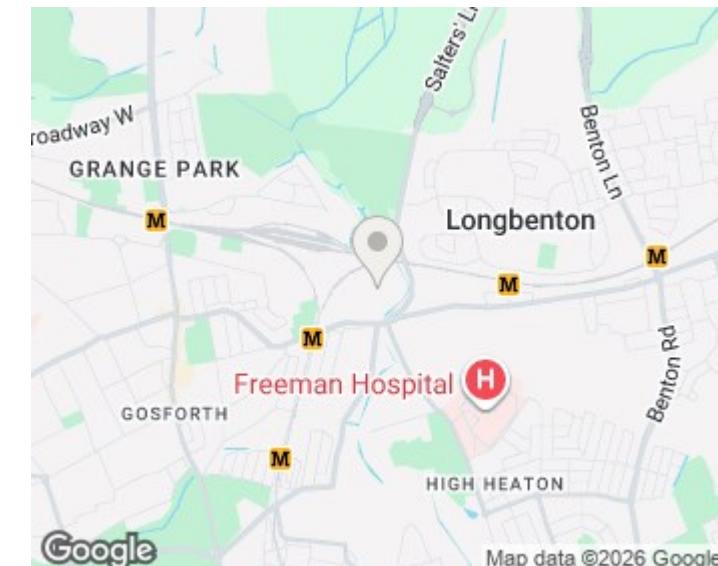
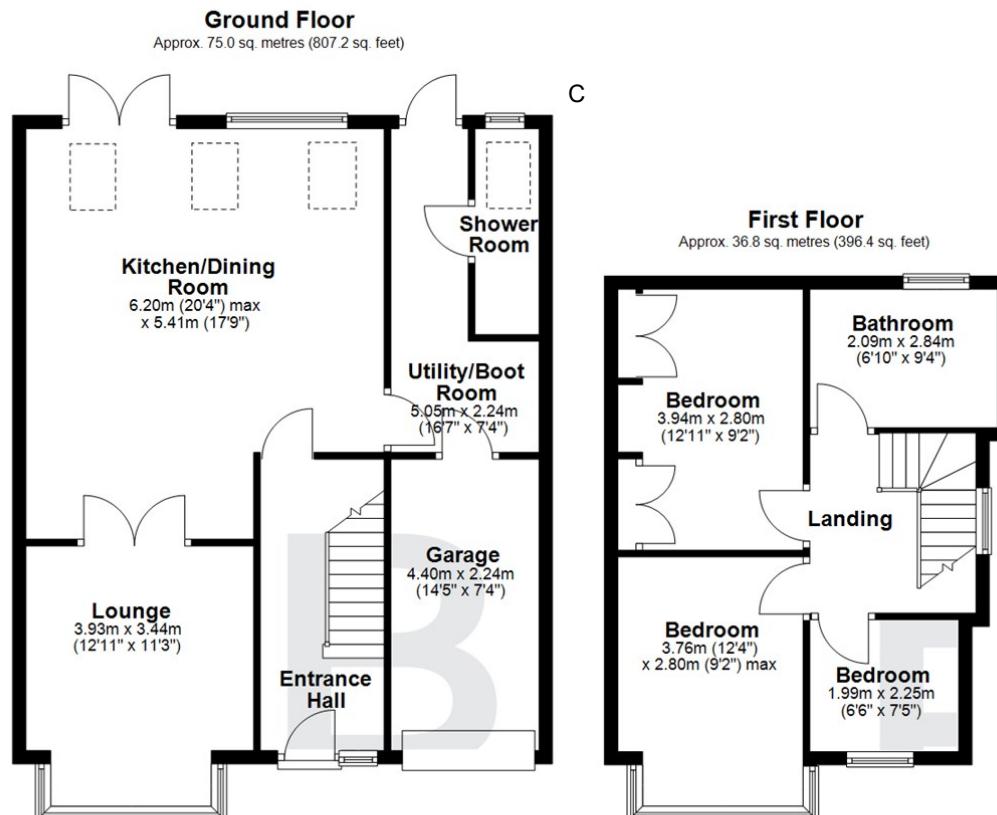
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	54	
(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	