





- Semi Detached Home
- Two Bathrooms
- Ground Floor WC
- Ample Storage
- Integral Garage
- Four Bedrooms
- No Onward Chain
- Freehold
- On Street Parking
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/IMdrOsSJzK8> ****

Jan Forster Estates are pleased to welcome this well presented family home located on Chipchase Mews, on the popular Melbury development, in Great Park. Offered for sale with the benefit of no uper chain.

The location offers convenient access to a wide range of local amenities, including highly regarded schools and excellent links to the A1 motorway. You are also within easy reach of Gosforth High Street, offering an array of cafés, restaurants, and independent shops. Newcastle City Centre is just 4 miles away, providing further shopping, dining, and entertainment options. Nature enthusiasts will appreciate the close proximity to Havannah Nature Reserve, Big Waters, and Gosforth Park—ideal destinations for scenic country walks and outdoor leisure.

Internally the well-proportioned accommodation briefly comprises:- entrance hall, spacious lounge with open plan staircase, dining room with French doors to the rear garden, modern kitchen with fitted wall and floor units and a handy utility room and ground floor WC. Off the landing, to the first floor, there are four generous bedrooms; the main with an en suite facility and fitted wardrobes. There is also a three piece family bathroom WC. The property also benefits from gas central heating, double glazing and ample storage.

Externally, there is on-street parking to the front with access to an integral garage, while to the rear a charming garden features both a patio and lawned area—an ideal setting for entertaining on warm summer evenings.

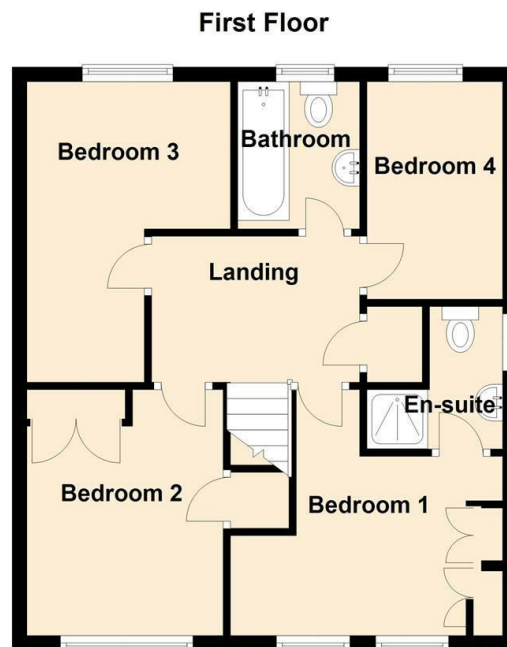
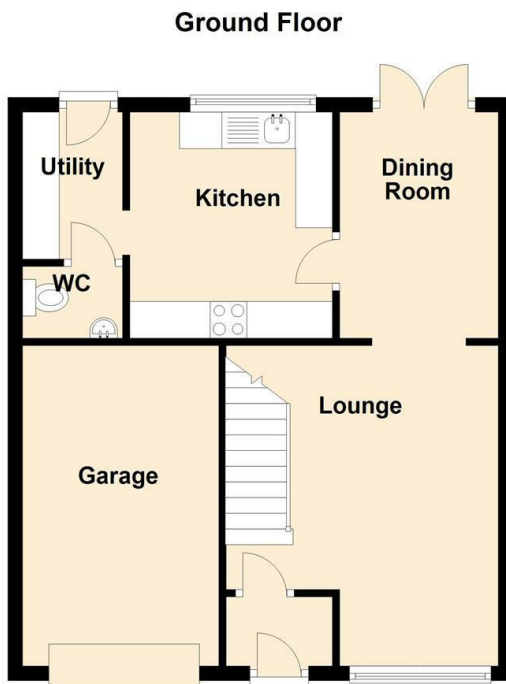
We anticipate an extremely high level of viewings on this family home. To arrange yours please call our sales team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative

Council Tax band: E





Lounge 13'6" x 16'9" (4.12 x 5.11)

Dining Room 7'8" x 9'3" (2.34 x 2.84)

Kitchen 9'4" x 9'2" (2.85 x 2.80)

Bedroom One 14'2" x 13'7" (4.32 x 4.15)

Bedroom Two 8'9" x 14'2" (2.68 x 4.33)

Bedroom Three 12'1" x 8'9" (3.69 x 2.68)

Bedroom Four 9'6" x 6'9" (2.92 x 2.08)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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	

Contact Us: 0191 236 2070



www.janforsterestates.com

