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- Extended Family Home
- No Onward Chain
- En Suite Facility
- Ground Floor WC
- Freehold
- Detached Property
- Three Double Bedrooms
- Utility Space
- Dining Room
- Council Tax band \*D\*





## EXTENDED DETACHED FAMILY HOME | THREE DOUBLE BEDROOMS | EN-SUITE FACILITY

Jan Forster Estates are delighted to welcome to the market this extended three bedroom detached family home on Barmoor Drive on the Great Park, Gosforth, with 23ft family room, en suite facility, and garage with multi vehicle drive.

The family home is within easy reach of many local amenities including schools, parks and shops along with access to the A1 motorway, and regular public transport links to Gosforth and Newcastle City Centre.

Internally the property benefits from double glazing and gas central heating and briefly comprises to the ground floor:- entrance hall with ground floor WC, spacious dual aspect lounge with double doors onto the bright and airy extended family room which has sliding doors leading out to the rear. There is also a separate dining room, and breakfasting kitchen with fitted units, storage cupboard and a handy utility space. To the first floor the current owners have re configured the layout to offer a three piece family bathroom WC and three double bedrooms; bedroom two benefits from an en-suite shower room.

Externally there is a town garden to the front, a multi vehicle drive to the side leading to the garage, and a private rear garden with a patio area.

Early internal viewing is highly recommended on this ideal family home to avoid disappointment. For more information please call 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 \*D\*.





## The difference between house and home

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Lounge 16'7" x 10'0" (5.07 x 3.06)

Dining Room 8'6" x 8'11" (2.61 x 2.72)

Family Room 11'11" x 23'10" (3.64 x 7.27)

Kitchen 6'2" x 20'0" (1.90 x 6.10)

Utility 7'2" x 6'2" (2.20 x 1.90)

Bedroom One 12'0" x 12'11" (3.67 x 3.95)

Bedroom Two 16'8" x 10'11" (5.09 x 3.33)

Bedroom Three 10'0" x 15'9" (3.07 x 4.82)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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Gosforth

Newcastle

High Heaton

Tynemouth

Low Fell

Property Management Centre

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