



 **Jan Forster**

Thornbury Close | Kingston Park | Newcastle Upon Tyne | NE3 2FD
Price £325,000

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Jan Forster Estates are delighted to welcome to the sales market this exceptional and well-presented four-bedroom, semi-detached family home. Ideally located on the ever-popular Thornbury Close in Kingston Park.

Nestled in the sought-after Tudor Grange area, this property enjoys a prime location close to a range of excellent local amenities. Highly regarded schools, convenient shops, and Kingston Park Retail Park are all within easy reach. The nearby Metro station offers effortless access to Newcastle city centre and surrounding areas, while the A1 motorway is just moments away, providing swift connections for commuters and travellers alike.

The accommodation has been thoughtfully extended and offers generous, versatile living space throughout. On the ground floor there is a welcoming entrance hallway, a bright and airy lounge and a fabulous open-plan kitchen, dining and family room that forms the heart of the home, boasting stylish fitted units, bi-folding doors, and a centre island. There is also a separate utility room, ground floor WC, and a useful study, ideal for home working. To the first floor there are four well-proportioned bedrooms, the main with dual aspect windows and an en suite bathroom WC. There is also a modern family bathroom WC with four-piece suite. Further benefits include gas central heating, double glazing and solar panels with a storage battery.

Externally, the property boasts lovely gardens to three sides with a range of paved and lawned areas, providing excellent outdoor space, along with a garage and driveway offering ample off-street parking.

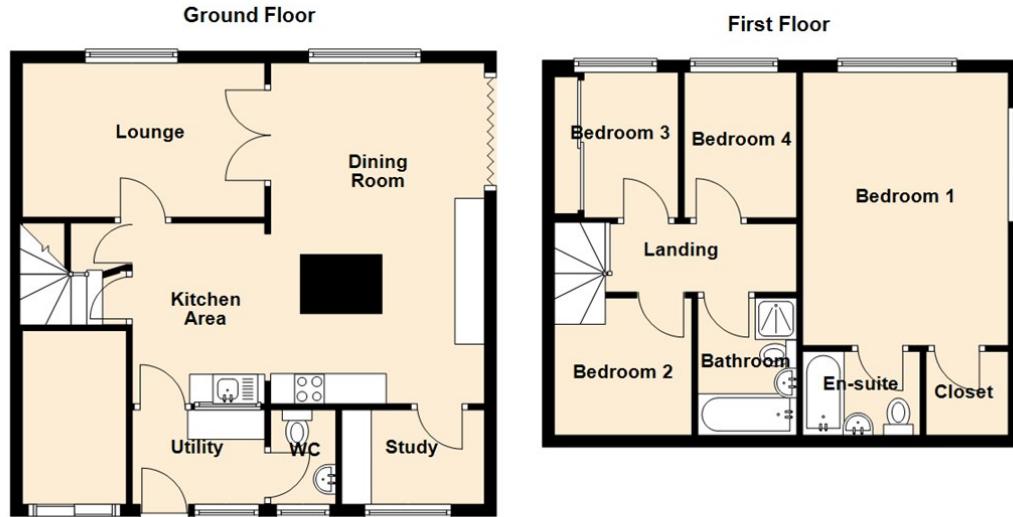
Early viewing is highly recommended. For more information, please call our sales team on 0191 236 2070.

Tenure

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

Council Tax Band: B





Lounge 18'8" x 11'3" (5.69 x 3.43)

Kitchen Area 22'3" x 11'10" (6.79 x 3.63)

Dining Area 12'7" x 12'0" (3.85 x 3.66)

Utility 9'10" x 4'7" (3.00 x 1.41)

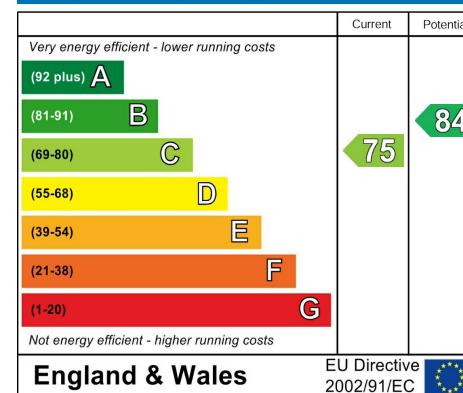
Bedroom One 11'3" x 17'3" (3.43 x 5.26)

Bedroom Two 12'3" x 8'9" (3.74 x 2.68)

Bedroom Three 8'5" x 11'5" (2.58 x 3.49)

Bedroom Four 7'11" x 11'5" (2.42 x 3.48)

Energy Efficiency Rating



The difference between house and home

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Contact Us: 0191 236 2070

