

# BRUNTON

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## RESIDENTIAL



**ASCOT DRIVE, NORTH GOSFORTH PARK, NE13**

**Offers Over £279,950**

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Delightful three-bedroom detached home on Ascot Drive in North Gosforth, built by Barratt Homes to the Derwent design and occupying a particularly desirable plot. The property benefits from uninterrupted views across the protected wildlife corridor, creating an open outlook rarely available on modern developments.

The accommodation has been thoughtfully presented, with a bright generous kitchen/diner, recently updated bathrooms and a spacious lounge creating a comfortable family home. The master bedroom benefits from a walk-through wardrobe and en-suite shower room, while the recently landscaped rear garden provides an excellent extension of the living space with porcelain paving, lawn and decking.

North Gosforth is a popular residential area offering a peaceful setting while remaining conveniently placed for everyday amenities and Newcastle city centre. Hazlewood Community Primary School and Greenfields Community Primary School are both within close proximity, while local shops and everyday facilities can be found around Rotary Way and Great North Road. The A1 provides convenient road links into Newcastle and beyond, with Newcastle International Airport also readily accessible

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The internal accommodation comprises: An entrance hall with stairs rising to the first-floor landing. To the left is the spacious lounge, featuring a walk-in bay window and useful understairs storage. A door from the rear of the lounge leads through to the kitchen/dining room, creating a natural flow between the main living spaces.

The kitchen/dining room spans the rear of the property and provides a bright and sociable space for family living and entertaining. The kitchen is fitted with contemporary white wall and base cabinetry, contrasting work surfaces and a marble-effect tiled splashback, with integrated appliances including an oven and hob. French doors open directly onto the rear garden. The kitchen/dining room also leads into a useful utility room, which in turn provides access to the downstairs WC.

The first floor provides three well-proportioned bedrooms. The master bedroom benefits from a walk-through wardrobe leading into a private en-suite shower room, which has recently been retiled and provides a contemporary finish. The remaining two bedrooms offer flexibility for family members, guests or home working. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash basin and WC, and has also been recently retiled.

Externally, the property occupies a particularly good plot on a low-traffic road, with a front garden and driveway providing access to the attached garage. The recently updated rear garden is a notable feature, with a large porcelain-tiled patio immediately outside the French doors, leading onto a generous lawn and a separate decking area. The property also enjoys uninterrupted open views towards the protected wildlife corridor, with no expectation of development directly in front.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B

