





4



1



2

- Sought After Location
- New Build Home
- Four Bedrooms
- Corner Plot
- Close To Amenities
- Off Street Parking
- Council Tax band \*D\*.
- Freehold
- Viewing Recommended
- Call For More Information





A truly rare opportunity to purchase a stunning new build home on an established and highly sought-after residential estate. This property has been built to an extremely high standard and offers the discerning buyer a home of real distinction.

Internally the property briefly comprises: - entrance hall, spacious lounge with French doors and dual aspect windows, fully fitted Howdens kitchen and utility room with quartz worktops and a ground floor w.c. An oak and glass staircase leads to the first floor, which boasts four generous bedrooms along with a tiled bathroom and en suite with fitted vanity units. There is also a walk-in dressing room.

Externally, from the living room you can access a bespoke oak porch and gazebo with slate roof (linked to house with covered walkway) complete with exterior lighting and power sockets to create an outdoor dining area. There is parking for three cars and exterior landscaping, including Indian sandstone paving and turfed lawns along with a purpose-built external store with power and lighting. There is also an EV ready connection for a charger.

Further benefits include double glazing, gas central heating, oak veneered internal doors throughout and gigabit ready broadband connection.

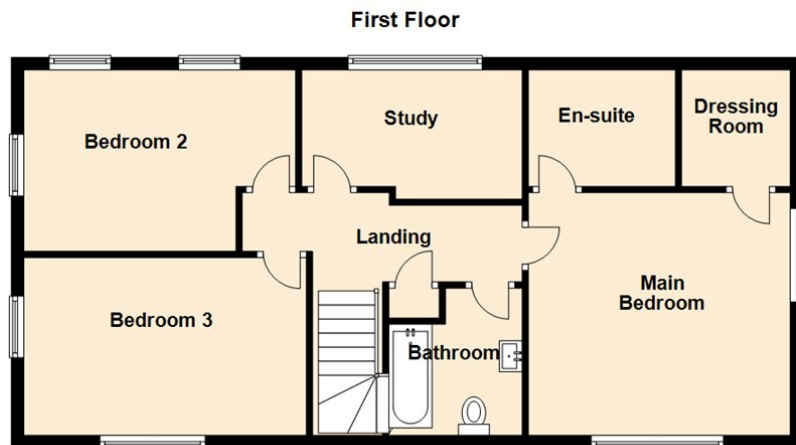
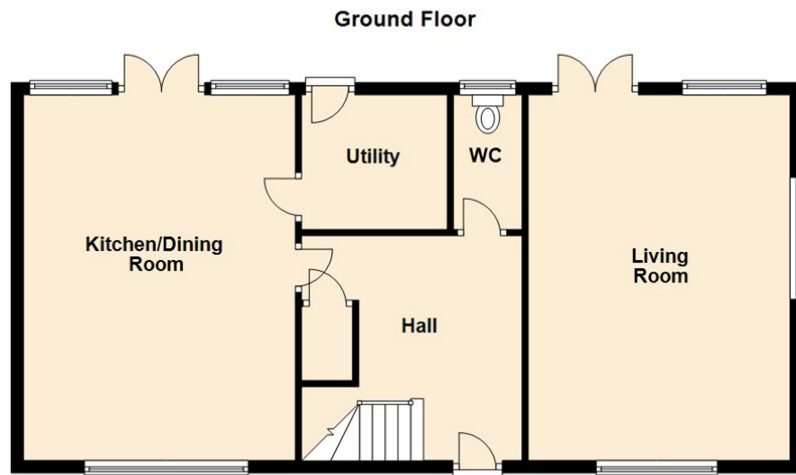
Preston Wood is set within a peaceful, residential location. It is a highly regarded area which is well placed for access to good schools, public travel links and local shops. The A1058 coast road is close by so you have access to the Town Centre which is around twenty minutes' drive away. Local beaches and the Fish Quay are also within easy reach.

For more information and to book a viewing, please call our Tynemouth branch on 0191 257 2000.

#### 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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[www.janforsterstates.com](http://www.janforsterstates.com)

Living Room 19'5" x 13'10" (5.92 x 4.24)

Utility 7'1" x 7'8" (2.18 x 2.36)

Kitchen/Dining Room 19'5" x 14'5" (5.92 x 4.40)

Main Bedroom 12'10" x 13'11" (3.93 x 4.25)

Dressing Room 6'2" x 5'9" (1.89 x 1.76)

Study 6'10" x 11'8" (2.10 x 3.56)

Bedroom Two 9'7" x 14'5" (2.94 x 4.40)

Bedroom Three 9'5" x 15'0" (2.88 x 4.58)

DISCLAIMER

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 <span>EU Directive 2002/91/EC</span>		

**Gosforth**

**0191 236 2070**

**Newcastle**

**0191 284 4050**

**High Heaton**

**0191 270 1122**

**Tynemouth**

**0191 257 2000**

**Low Fell**

**0191 487 0800**

**Property Management Centre**

**0191 236 2680**

