





4



1



2

- **Stunning Family Home**
- **Extended Semi-Detached**
- **Four Bedrooms**
- **Two Bathrooms**
- **Ground Floor WC**
- **Off Street Parking**
- **Front and Rear Gardens**
- **Close To Nature Reserve**
- **Council Tax Band *C***
- **Call For More Information**





**** Matterport 360° Tour | <https://my.matterport.com/show/?m=UWD6eyQYVao> ****

Nestled in the charming Waterford Park in Brunswick Village, this beautifully presented, four-bedroom semi-detached house offers a perfect blend of comfort and style. This property is ideal for families seeking both space and modern living.

The property is conveniently located close to local amenities, schools, transport links and Big Waters Nature Reserve where you can enjoy walks and cycling.

A standout feature of this property is the extension to the rear, which enhances the living space and allows for an abundance of natural light to fill the home. The layout is thoughtfully designed to ensure a seamless flow between the living spaces, making it perfect for both everyday living and hosting guests.

Internally the property briefly comprised to the ground floor: - entrance porch with ground floor WC, lounge with open plan staircase and the fantastic open plan kitchen/family room boasting a wood burning stove, modern shaker-style units, integrated appliances and centre island, plus a lantern roof and French doors out to the rear. There is also a handy utility room and storage with a garage door.

To the first floor there are four good sized bedrooms, the main with an en suite, and feature Velux windows, and there is an opulent family bathroom WC with twin sinks and a free-standing bathtub. Further benefits include gas central heating, double glazing, ceiling speakers and CCTV.

Externally, there is a garden to the front and a driveway providing two parking spaces and there is an easy to maintain garden to the rear with a feature fire pit. Additional parking is available at the rear and side of the house.

For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

Tenure

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

Council Tax band *C*.



Lounge 15'7" x 14'7" (4.75 x 4.45)

Kitchen/Family Room 25'0" x 17'9" (7.64 x 5.43)

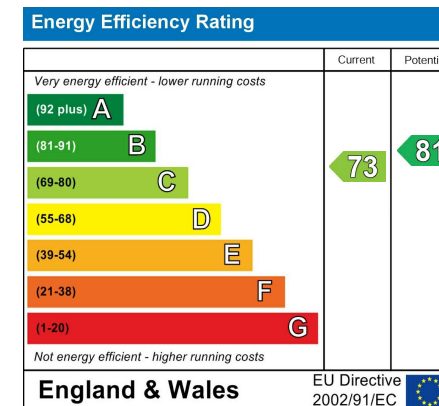
Utility Room 9'11" x 10'4" (3.03 x 3.17)

Bedroom One 10'5" x 17'5" (3.19 x 5.31)

Bedroom Two 8'5" x 13'1" (2.59 x 4.00)

Bedroom Three 8'3" x 10'7" (2.54 x 3.24)

Bedroom Four 10'2" x 5'8" (3.12 x 1.74)



The difference between house and home

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