

BRUNTON

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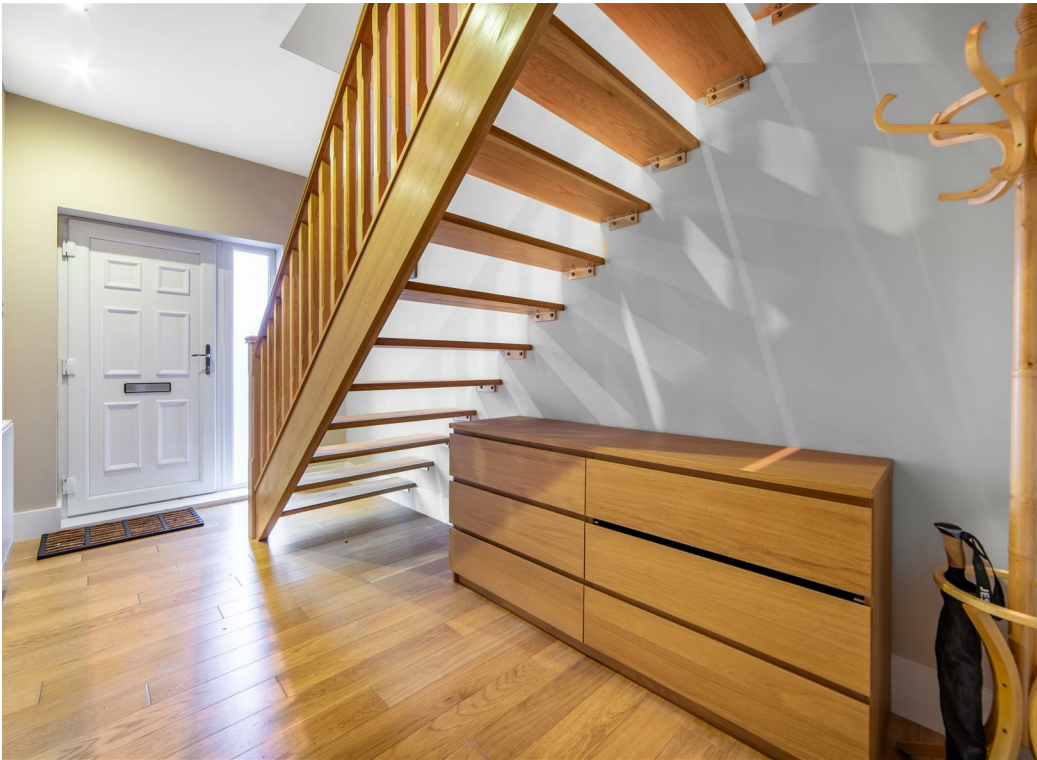
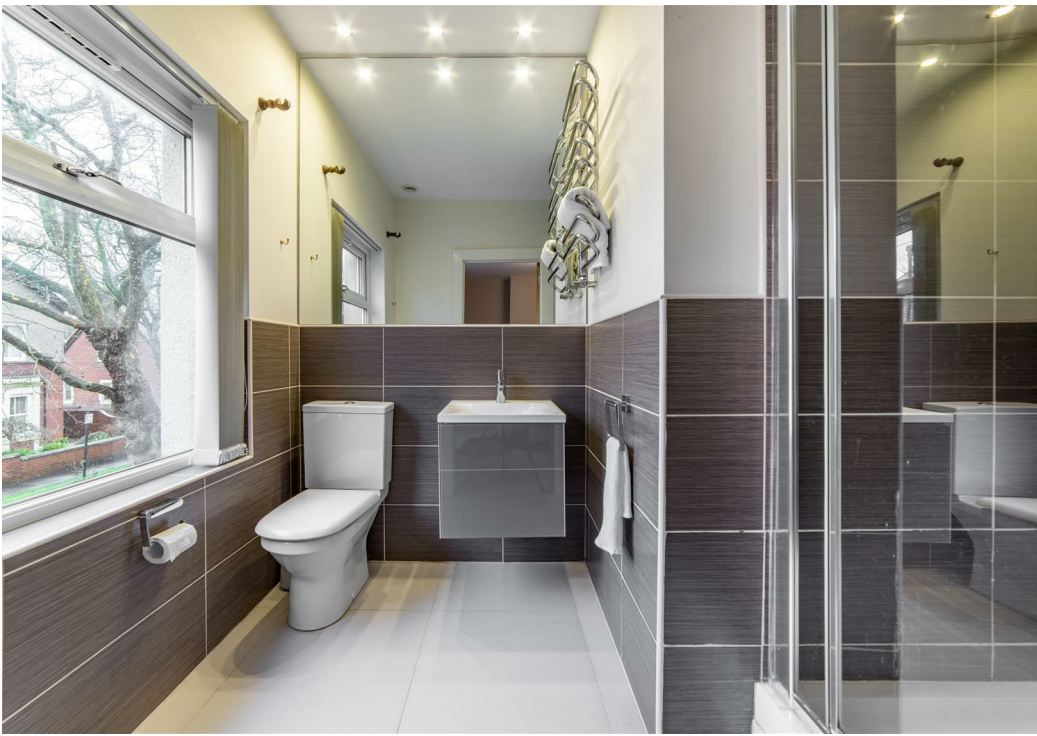
LARTINGTON GARDENS, SOUTH GOSFORTH, NE3

Offers Over £450,000

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Stylish & Extended Semi-Detached Family Home Boasting Close to 1,700 Sq ft, with a Great Open Plan Kitchen/Diner & Family Area plus Utility & Ground Floor W/C, Four Good Sized Bedrooms One with En Suite plus Family Bathroom, Off Street Parking, Garage, Great Enclosed Rear Garden & No Onward Chain!

This excellent and extended semi-detached family home is offered to the market with immediate possession and is perfectly situated on the desirable Lartington Gardens, South Gosforth. This excellent home is ideally placed to provide easy access into South Gosforth, with its shops and amenities, including Sainsbury's Local, whilst also being only a short walk to South Gosforth Metro Station providing fantastic transport links into Newcastle City Centre and throughout the region.

The property is also positioned within walking distance to The Freeman Hospital, the beautiful Jesmond Dene and outstanding local schooling.

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The internal accommodation comprises: a welcoming entrance hall with wood flooring and staircase leading to the first floor. From the hallway, a door opens into a beautifully proportioned living room positioned to the front elevation, featuring a large walk-in bay window allowing for excellent natural light, contemporary wall-mounted fireplace and stylish neutral décor.

To the rear of the ground floor is a superb and extended open-plan kitchen/diner, forming the true heart of the home. The dining area benefits from recessed ceiling spotlights and an open aspect through to the lounge, creating a wonderful sense of space and flow. The kitchen itself is fitted with a range of sleek high-gloss wall and base units with complementary work surfaces, integrated oven, stainless steel extractor hood, and extensive countertop space. Dual skylights and multiple windows flood the room with natural light, while a door provides direct access to the rear garden.

Leading off the kitchen is a useful utility room with additional storage and worktop space, plumbing for white goods and a door to the rear. Internal access to the garage is also available from the utility room, offering further storage or conversion potential (subject to the relevant permissions). A ground floor WC completes the downstairs accommodation.

The stairs lead to the first-floor landing which in turn gives access to four well-proportioned bedrooms. The principal bedroom is a generous double room overlooking the front aspect and benefits from a modern en-suite shower room. Bedroom two is another excellent double positioned to the rear aspect. Bedrooms three and four are both comfortable rooms, ideal as children's bedrooms, guest accommodation or a home office, all presented in neutral tones.

The family bathroom is fitted with a contemporary three piece suite comprising bath with shower over, low-level WC and wall-mounted wash basin set within a vanity unit, complemented by modern tiling and clean lines.

Externally, the property enjoys a generous rear garden laid predominantly to block paving, providing a low-maintenance outdoor space ideal for entertaining. There is ample space for outdoor seating, planters or play equipment, and the garden is fully enclosed with fenced boundaries offering privacy. To the front, there is off-street parking and access to the garage.

With gas central heating, double glazing and a modern open-plan layout ideal for family living, this is a superb opportunity within a highly sought-after residential location in South Gosforth. Early viewing is strongly recommended.



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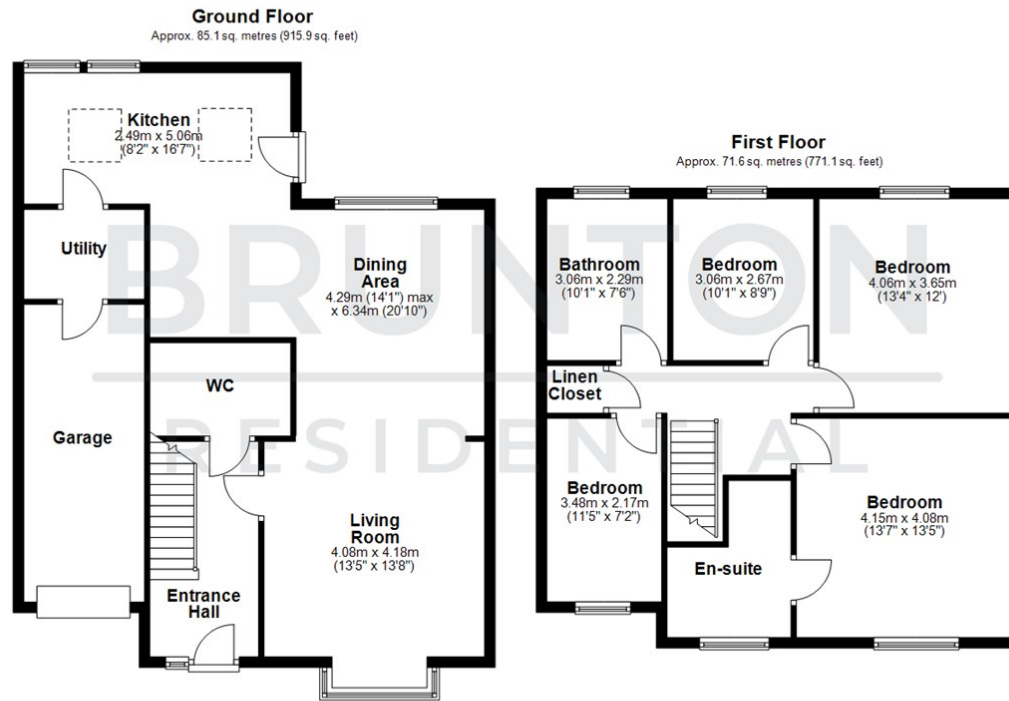
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

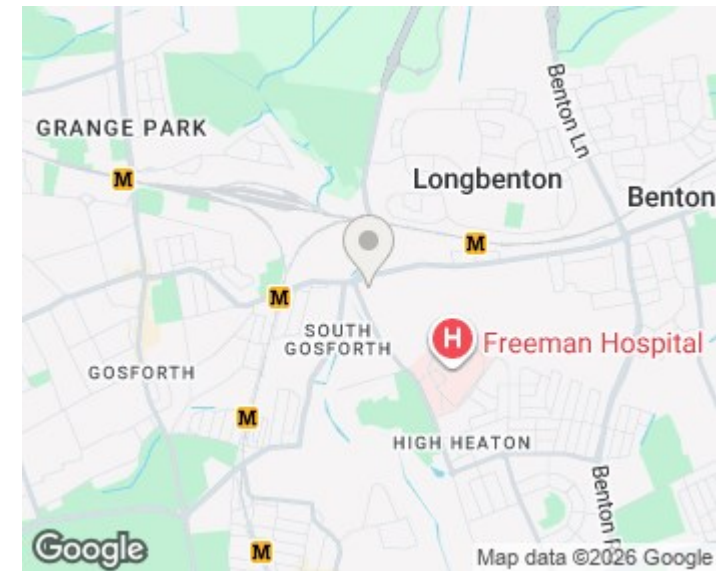
COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 156.7 sq. metres (1687.0 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	