

# BRUNTON

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## RESIDENTIAL



**HALTERBURN CLOSE, GOSFORTH, NE3**

Offers Over £475,000

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Delightful Modern Detached Family Home Situated within Central Gosforth, Boasting a Superb Position with Two Great Reception Rooms, Kitchen/Breakfast Room plus Garden Room/Conservatory, Four Bedrooms, Family Bathroom plus En-Suite, Extensive Lawned Rear Gardens, Off Street Parking plus Garage & Open Aspect Views over Surrounding Greenery.

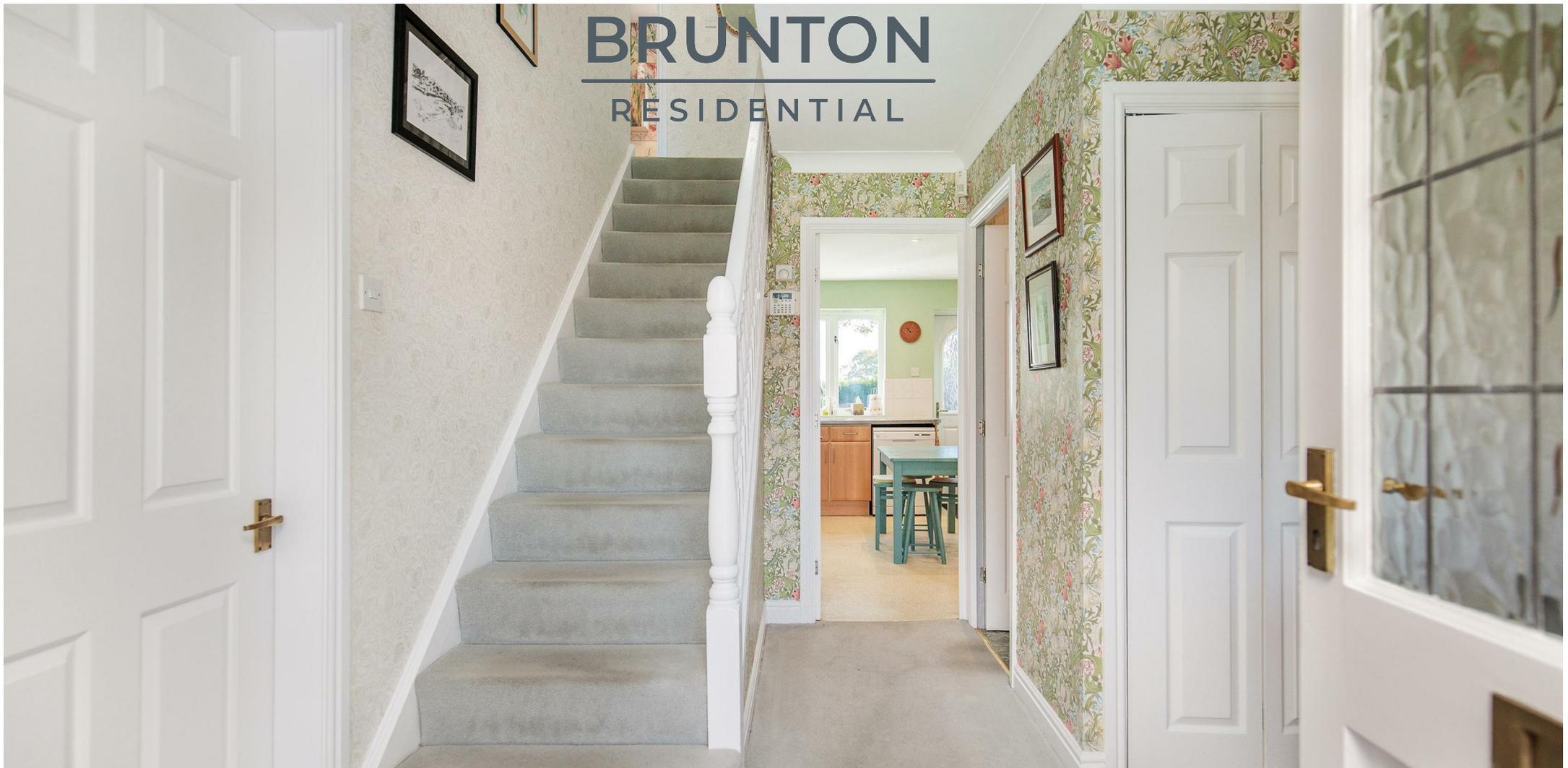
This excellent, and larger style, detached family home is ideally located at the head of this peaceful cul-de-sac at Halterburn Close within the desirable Kingsmere Estate, Gosforth. Halterburn Close is perfectly placed, just off from Salters Road, and provides easy access into Gosforth High Street with its excellent array of shops, cafes and amenities.

The property is also positioned just a short walk to the shops of Ashburton Village, as well as outstanding local schooling and excellent transport links into Newcastle City Centre and beyond.

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The internal accommodation comprises: Porch through to entrance hall with stairs leading to the first floor, cloaks cupboard and ground floor guest WC. To the left of the hall is a great lounge with dual aspect windows and feature fireplace. Double doors from the lounge lead into the dining room, with French doors leading into the conservatory and also out onto the side garden and door into kitchen. Kitchen/breakfast room with integrated appliances and door leading to the rear gardens.

The stairs to the first-floor lead to a landing with store cupboard and then onto four bedrooms. Bedroom one is a generous double with a en-suite shower room and fitted wardrobes. Bedroom two is another comfortable double, again with fitted wardrobes, and is placed to the front of the property. Bedrooms three and four are placed to the rear of the property and offer views out over the rear gardens and the surrounding greenery. The family bathroom offers a three piece suite with tiled flooring.

Externally, the property enjoys a well presented and lawned front garden and a large driveway offering off street parking for several vehicles with access to a garage with up and over door. To the rear is a beautiful and extensive family garden, which is laid mainly to lawn with paved seating areas and mature hedged boundaries. The rear garden is also fenced and benefits from a timber constructed garden store.

Double glazed throughout, with gas 'Combi' central heating, this great, modern detached family home is priced to reflect some decorative modernisation and simply demands an early inspection, early viewings are strongly advised!



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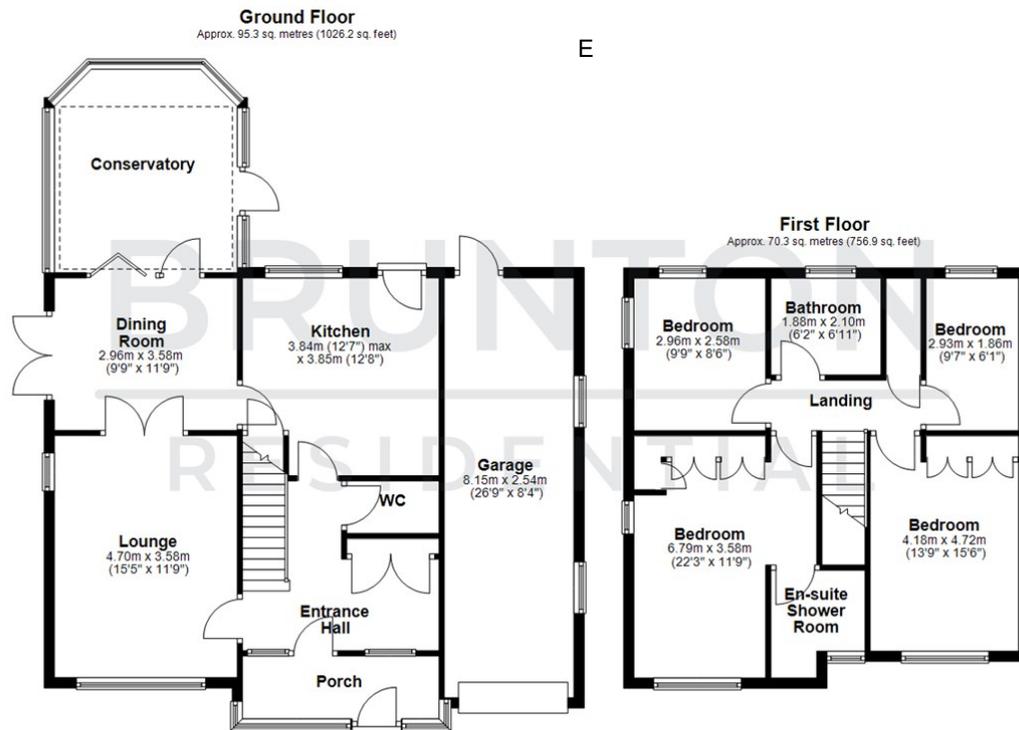
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	