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CARHAM CLOSE, GOSFORTH, NEWCASTLE UPON TYNE, NE3

Offers Over £340,000

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Well-presented three-bedroom family home offering well-balanced accommodation arranged over two floors, ideally suited to modern living. The property enjoys bright, contemporary interiors, an open-plan kitchen-diner and attractive outdoor space.

The accommodation includes a welcoming living room with a feature fireplace, leading through to a modern open-plan kitchen-diner with a central island, Velux windows and French doors opening onto the rear garden. Upstairs, three well-proportioned bedrooms all benefit from built-in storage and are served by a stylish family bathroom with a P-shaped bath and shower over. Externally, the home offers off-street parking to the front and a low-maintenance rear garden with patio seating areas and a garden shed, ideal for family life and entertaining.

Carham Close is situated within the highly desirable residential area of Gosforth, well regarded for its excellent local amenities, schooling and transport links. The area provides easy access to Gosforth High Street, the city centre, Freeman Hospital and Newcastle International Airport, making it an ideal location for families and professionals alike.

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The internal accommodation comprises: a welcoming entrance vestibule that opens into a hallway with stairs leading to the first floor. To the right, double doors open into the bright living room that benefits from a feature fireplace and a large window overlooking the front of the property. From here, a further door leads to the open-plan kitchen-diner. The kitchen is fitted with a range of modern wall and base units and integrated appliances, along with a central island. A dining area enjoys Velux windows, a convenient ground-floor WC, dual aspects and French doors leading out to the rear garden.

The first-floor landing provides access to three well-proportioned bedrooms, all of which benefit from built-in storage and windows overlooking either the front or rear of the property. The bedrooms are served by a well-appointed family bathroom, comprised of a P-shaped bath with a shower over, a heated towel rail, as well as modern tiled walls and floors, completing the upstairs accommodation.

Externally, the property benefits from a driveway to the front, offering off-street parking, whilst to the rear, a low-maintenance garden is surrounded by timber fencing, enhancing the sense of privacy, and enjoys a fully insulated garden room and a convenient garden shed. The garden itself is laid mainly to lawn, with paved patio areas for seating, creating the ideal space for everyday family living and entertainment.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D

