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DAYLESFORD DRIVE, NEWCASTLE UPON TYNE, NE3

Offers Over £385,000

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Spacious & Well-Presented Four Bedroom Detached Family Home Occupying an Attractive Plot on this Popular & Highly Regarded Residential Street in Gosforth, Boasting a Generous Dual-Aspect Living Room with Feature Fireplace, Conservatory, Separate Dining Room, En-Suite to the Principal Bedroom, Family Bathroom, Mature Private Rear Garden, Double Driveway & Available with no Onward Chain!

Priced to reflect modernisation throughout, this great family home is perfectly situated on an attractive and well-established plot on Daylesford Drive, South Gosforth. Daylesford Drive, tucked just off from Freeman Road, is ideally placed just a stones throw from the Freeman Hospital, the local shops and amenities on Newton Road, Paddy Freeman's Park and the delightful Jesmond Dene. This spacious four bedroom detached family home offers well-balanced and versatile accommodation throughout, making it an ideal purchase for a wide range of buyers.

The property is also positioned just a short walk from David Lloyd Leisure Club and Armstrong Bridge providing a direct link by foot into Jesmond. Also located nearby is Heaton Road with its vibrant restaurant scene and cafe culture.

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To the left of the hallway, a spacious dining room provides an excellent formal reception space and leads through into the kitchen, which is appointed with a range of wall and base units, integrated appliances including oven and hob, and enjoys views over the rear garden. From the kitchen, a door leads through to a useful utility area with further access out onto the rear garden.

To the first floor, the landing provides access to four well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room. The two remaining bedrooms are both well-presented and served by a family bathroom fitted with a WC, wash hand basin and bath with overhead shower.

Externally, a double block-paved driveway to the front provides generous off-street parking for two vehicles, with a pathway leading to the front door flanked by well-maintained planted borders, adding to the property's kerb appeal. To the rear, a delightful, mature and private garden awaits, principally laid to lawn with well-established planting and a large feature tree creating a wonderfully secluded outdoor setting.

Presented to a good standard throughout, this is a fine family home set within one of Gosforth's most popular residential addresses and early internal viewings are strongly recommended to fully appreciate everything this wonderful property has to offer.



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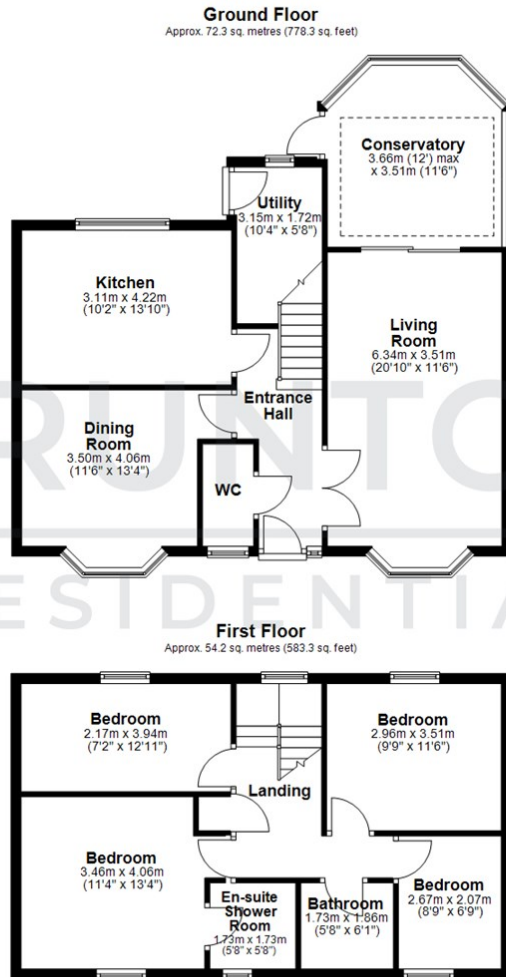
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

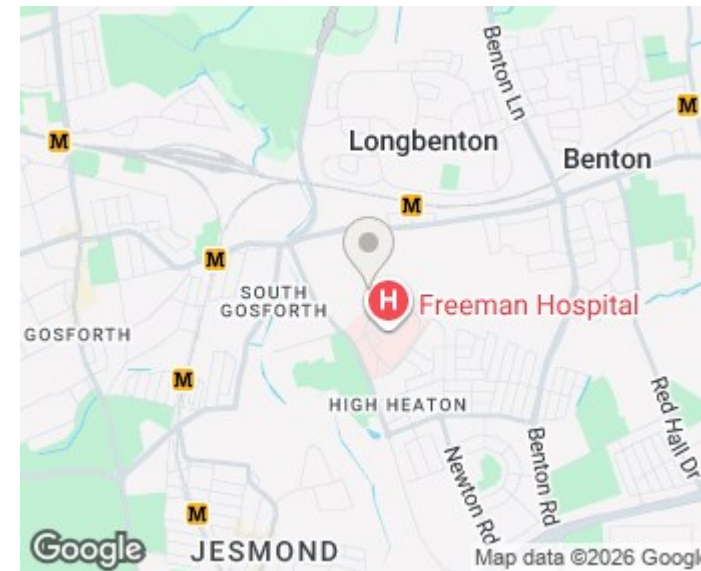
COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 126.5 sq. metres (1361.6 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			
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	