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NEWLANDS AVENUE, MELTON PARK, NE3

Offers Over £445,000

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Situated within the highly desirable Melton Park area of Gosforth, this well presented semi detached three bedroom family home offers spacious and versatile accommodation alongside a beautiful south facing rear garden. Thoughtfully extended and adapted over time, the property combines generous living spaces with excellent practicality, creating a home ideally suited to modern family lifestyles.

The accommodation is centred around a superb extended kitchen/diner, with sliding doors opening directly onto the rear garden and allowing natural light to flood the space. A full depth lounge/diner, flexible home office area and additional utility and shower room further enhance the versatility of the layout, while three well proportioned bedrooms provide comfortable family accommodation to the first floor.

Newlands Avenue enjoys excellent access to outstanding local schools, transport links, shopping facilities and nearby amenities throughout Gosforth and Newcastle upon Tyne, making it a consistently popular and highly convenient residential setting.

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The internal accommodation comprises: an inner vestibule style entrance area incorporating part of the original garage space to create a practical home office area. This leads into the main hallway, where a convenient downstairs cloakroom is positioned to the left hand side beneath the staircase. To the right of the hallway is a welcoming lounge featuring a forward facing bay window, which opens through into the dining room to create a spacious full depth lounge/diner ideally suited to both everyday living and entertaining. Positioned to the rear of the property is the extended kitchen/diner, formed by opening up the original kitchen and utility spaces into one impressive room spanning the width of the home. The kitchen is fitted with a range of units and benefits from sliding doors opening directly onto the south facing rear garden, creating excellent indoor outdoor flow and allowing plenty of natural light into the space. The rear section of the garage has been adapted further to provide a separate utility area alongside a ground floor shower room, while the remaining garage space is currently utilised as a gym, offering additional flexibility depending on individual requirements.

To the first floor, the landing provides access to three bedrooms comprising two comfortable doubles with fitted wardrobes and a generous third bedroom capable of accommodating a double bed if required. The accommodation is completed by the fully tiled family bathroom and floored attic space.

Externally, the property benefits from a beautifully maintained south facing rear garden incorporating both patio seating and lawned areas, creating an excellent setting. To the front, there is an additional garden with well-stocked borders, and a paved double driveway allowing off-street parking.



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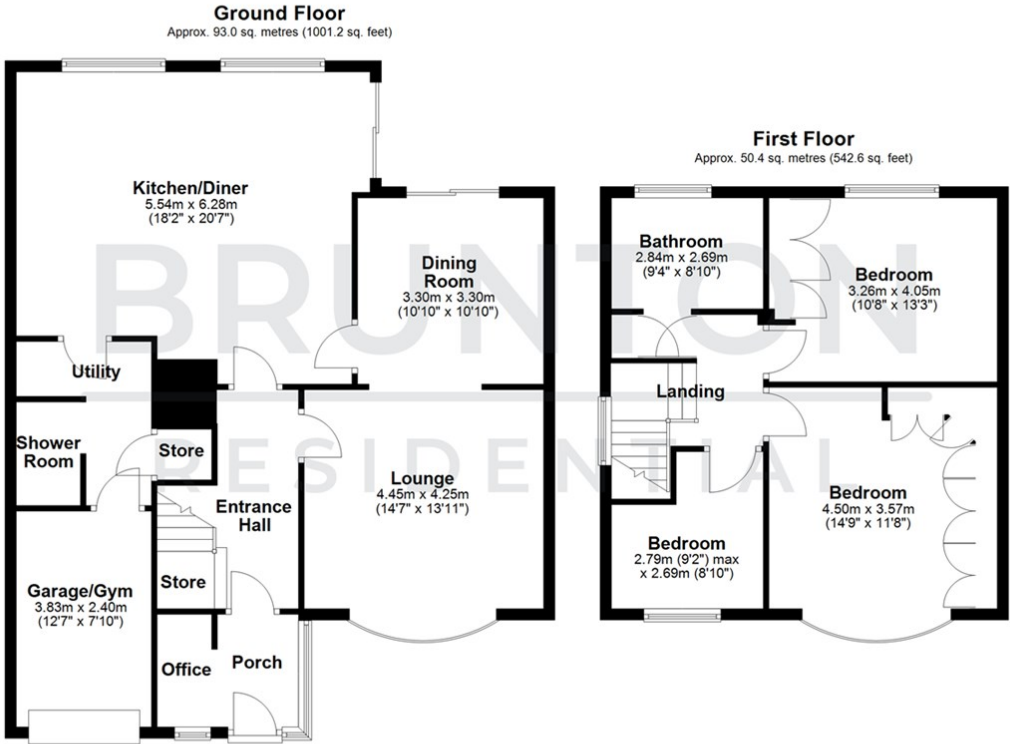
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 143.4 sq. metres (1543.8 sq. feet)



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		
	71	82
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		