

# BRUNTON

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RESIDENTIAL



**CAMBO CLOSE, GOSFORTH, NEWCASTLE UPON TYNE, NE3**

Offers Over £195,000

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Beautifully Presented End Terrace Home Offering Stylish Open-Plan Living and Thoughtfully Upgraded Accommodation Throughout, Boasting Close to 1000Sq ft of Internal Living Accommodation with a Fantastic 23ft Lounge/Diner, Re-fitted Kitchen, Three Good Sized Bedrooms, Great Re-fitted Family Bathroom plus Separate W.C., Private Enclosed Landscaped Rear Garden plus Front Garden!

This charming three bedroom end terrace home occupies an enviable position on Cambo Close, Gosforth. Cambo Close, a quiet cul-de-sac tucked just off from Christon Road, is perfectly located to provide direct access to everything central Gosforth has to offer, including its countless shops, cafes, restaurants and amenities.

The property centres around a superb open-plan lounge and dining space extending the full depth of the home, creating a layout that works equally well for everyday living and entertaining. A contemporary re-fitted kitchen provides excellent storage and preparation space, while a ground-floor WC and utility area add further practicality. Externally, the property benefits from attractive gardens to both the front and rear, with the landscaped rear garden featuring raised decking and low-maintenance outdoor space.

The property is also situated close to outstanding local schooling, Gosforth's Central Park, and is located just a short walk from South Gosforth and Regent Centre Metro Stations, providing excellent links into Newcastle City Centre and throughout the region.

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Beautifully presented throughout, the internal accommodation comprises: an entrance lobby with access to a convenient WC and useful utility/storage space, leading through into the impressive open plan lounge/diner. Extending the full depth of the property, this spacious reception area features original timber flooring, excellent natural light and stairs leading up to the first floor. The dining area provides ample space for everyday living and entertaining, whilst the lounge is arranged around the rear aspect, where floor-to-ceiling glazing and glazed doors provide direct access to the garden.

Positioned off the lounge/diner is a well-appointed contemporary kitchen, featuring a range of modern wall and base units, complementary work surfaces, stylish tiled splashbacks and under-cabinet lighting. Integrated appliances include an oven, induction hob and extractor hood, whilst a useful recessed area beneath the staircase enhances the practicality.

The first-floor landing includes storage and gives access to three bedrooms and the family bathroom. The main bedroom is positioned at the front of the property and benefits from fitted wardrobes overlooking the front garden. A further double bedroom overlooks the rear garden, whilst the third bedroom provides a versatile space suitable as a nursery, home office or guest room. Completing the accommodation is the well-appointed family bathroom, fitted with a white suite including a bath with a shower over and attractive tiling.

Externally, the property enjoys attractive gardens to both the front and rear. The front garden features mature planting, decorative gravelled areas and a winding pathway leading to the entrance. To the rear, the landscaped garden, with gated access onto Christon Road incorporates raised timber decking, artificial lawn, mature planting, enclosed boundaries and a useful garden shed, ideal for relaxing and entertaining.



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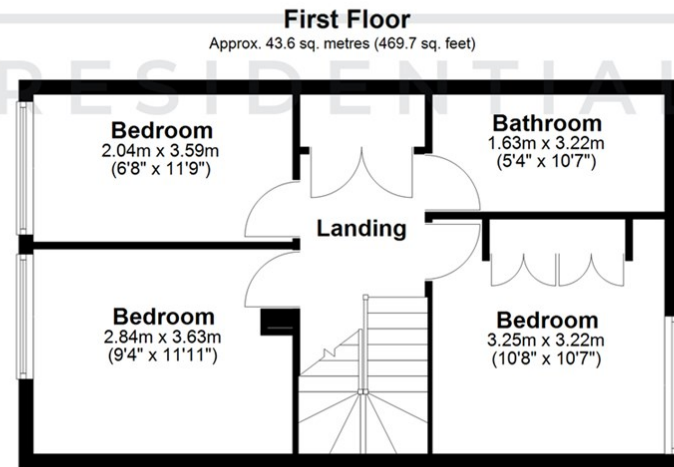
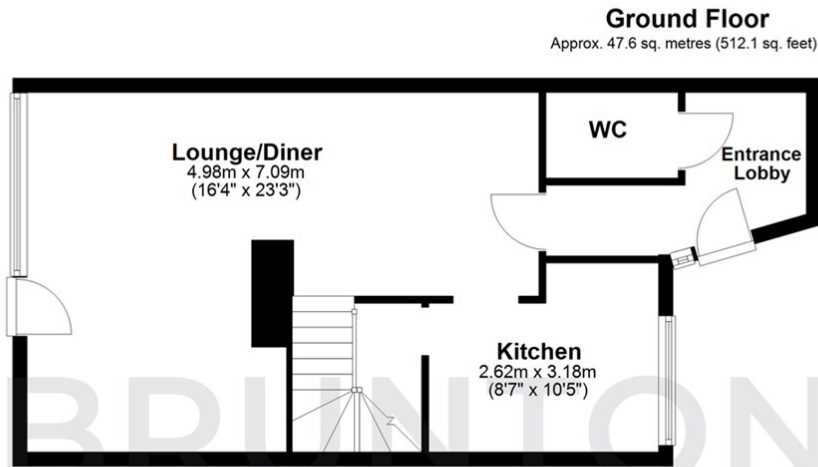
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 91.2 sq. metres (981.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	