



34 Princes Meadow

Gosforth



SANDERSON
YOUNG



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Gosforth

Modern Detached Family Home Offering Lovely Open Aspect Views with Two Reception Rooms, Kitchen/Breakfast Room, Conservatory, Four Bedrooms, Family Bathroom plus Ensuite, Private Lawned Rear Gardens, Off Street Parking for Two Vehicles & Integral Garage.

This great, detached family home is perfectly placed on the desirable Princes Meadow, Gosforth. Princes Meadow, which is located next to the historic Lanesborough Court, is situated only a short walk from Ashburton Village and Gosforth High Street with its shops, cafes and amenities.

The property is also positioned opposite the communal green and the children's play area, which is perfect for those with young children, and is also placed close to excellent road links offering easy access into Newcastle City Centre, the A1 and to outstanding local schooling.

Price Guide:
Guide Price £410,000

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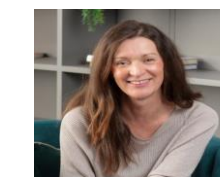




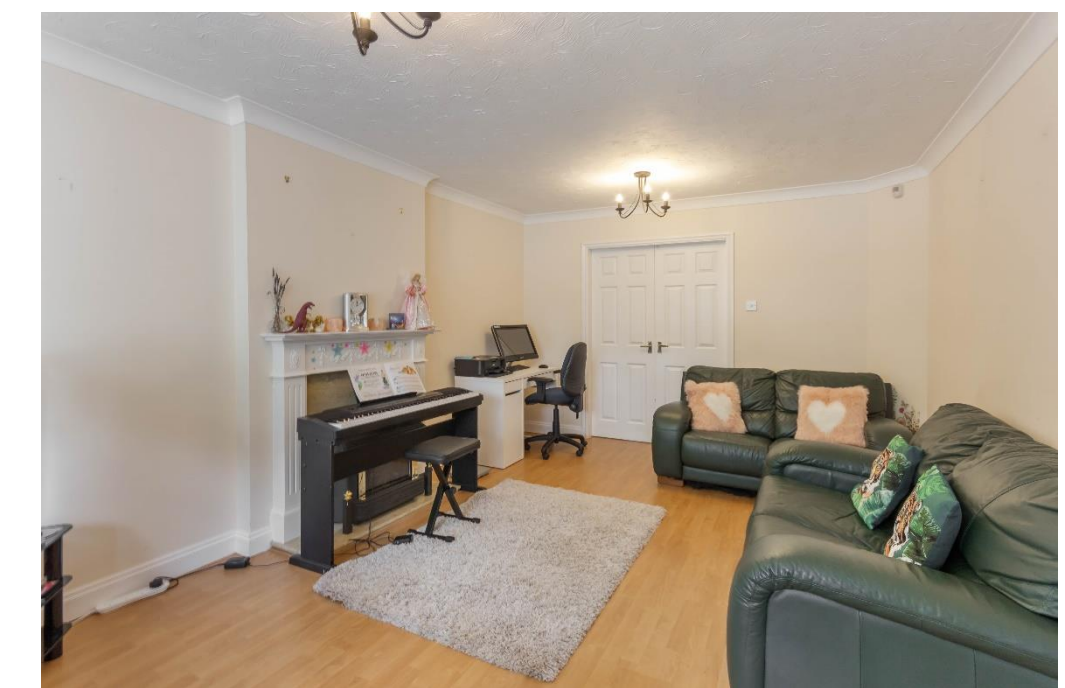
The internal accommodation comprises: Entrance hall with ground floor guest cloakroom/WC and door to integral garage | Lounge with west facing walk in bay window and double doors leading to the dining room | Dining room with double doors leading to conservatory | Kitchen/dining room with breakfast bar area, integrated appliances and door leading to the conservatory.

The stairs then lead up to the first floor landing which in turn gives access to four bedrooms | Bedroom one is a generous double with west facing windows overlooking the park and access to ensuite bathroom | Bedrooms two and three are similar in size | Bedroom four is a smaller children's room/study | Family bathroom with three piece suite.

Externally, the property enjoys a front garden and offers off street parking for two vehicles with access to the integral garage.

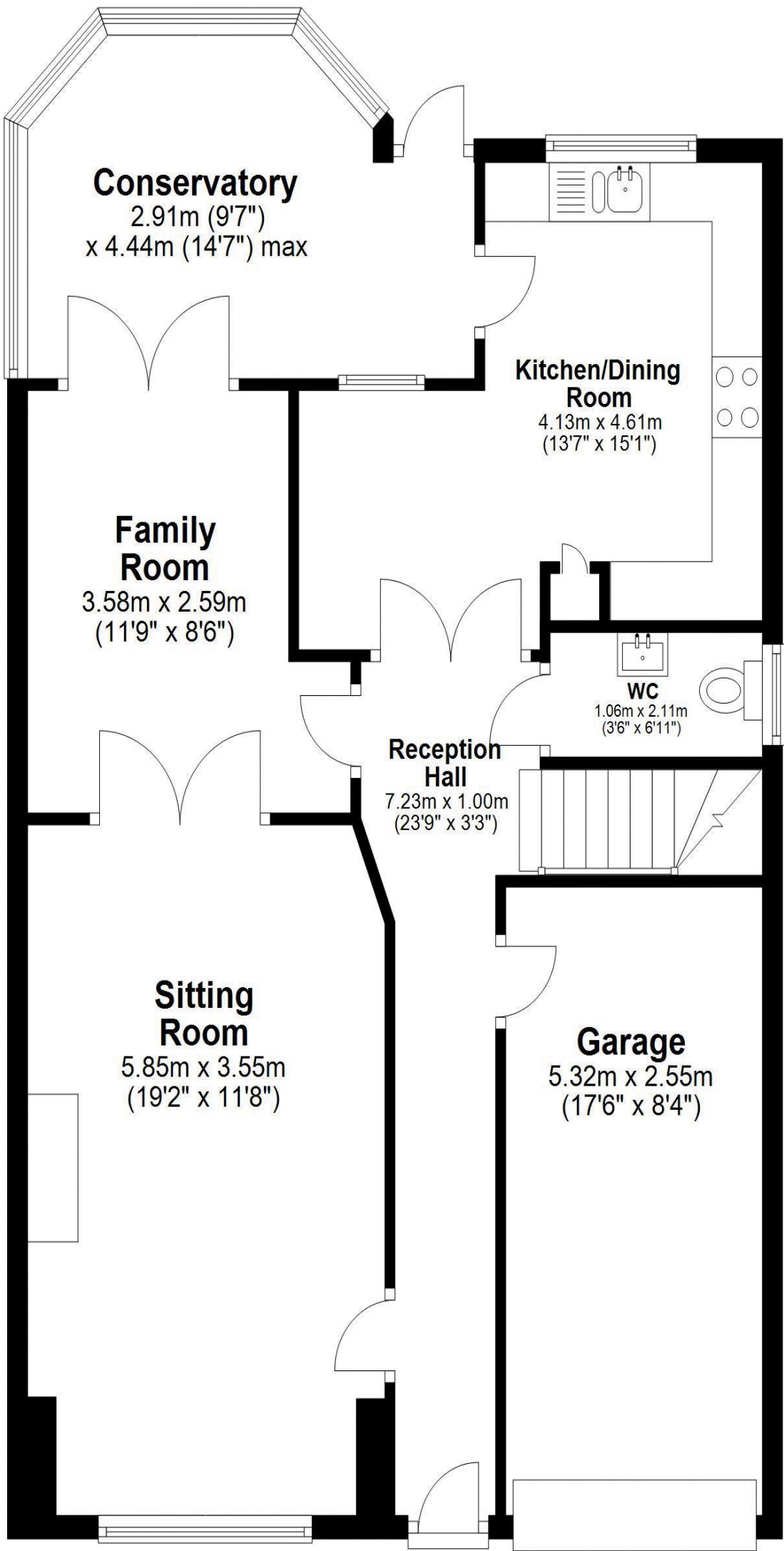


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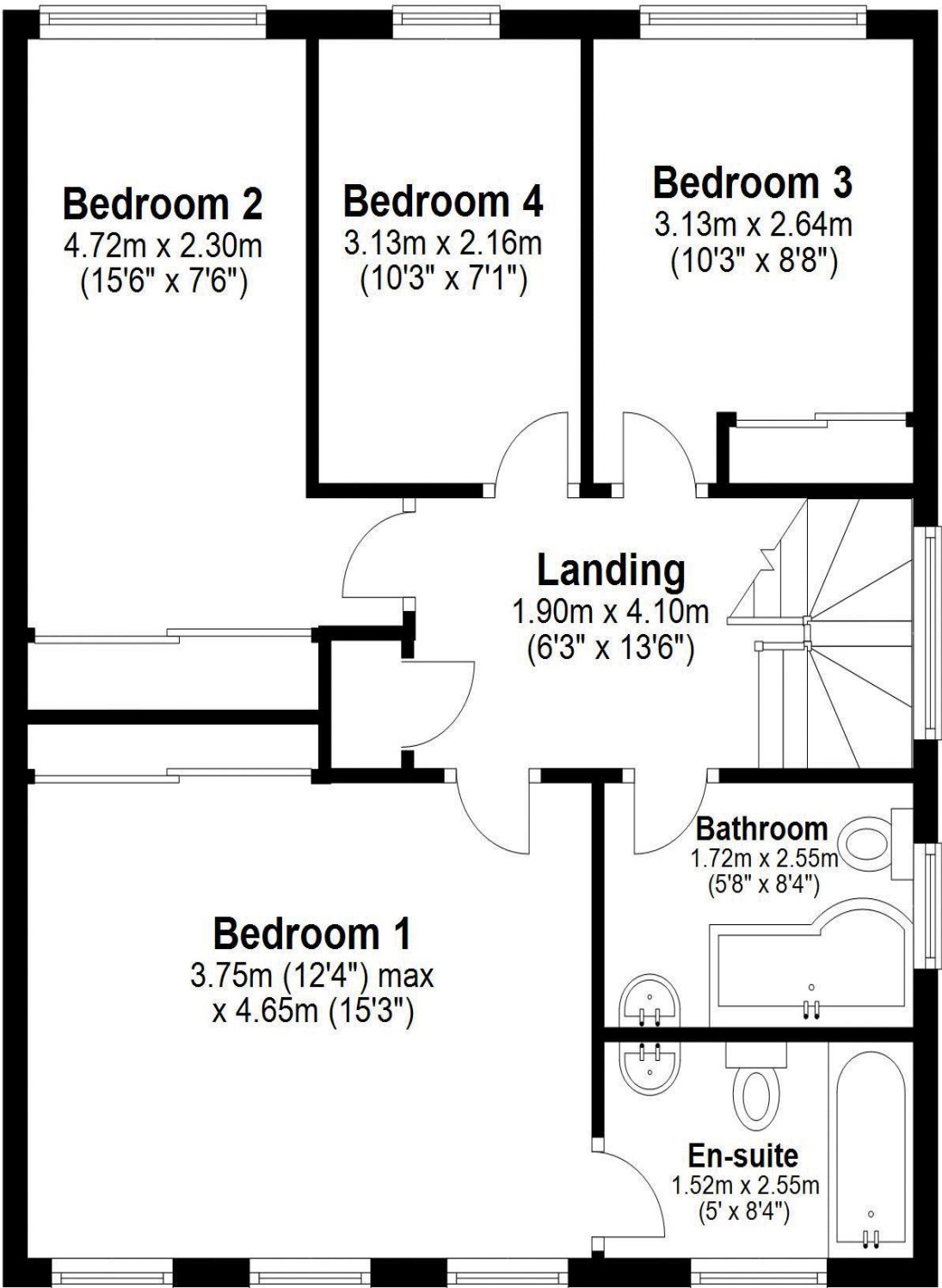
Ground Floor

Approx. 86.7 sq. metres (933.6 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



To the rear, is a lovely lawned family garden with well stocked borders, fenced boundaries and private gated access onto the rear woodland offering direct access out onto the pedestrianised walkway offering safe links to Jubilee Road and central Gosforth.

Double glazed throughout, with gas central heating, this great, detached family home simply demands an early inspection and viewings are strongly advised.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating TBC

Total area: approx. 149.3 sq. metres (1607.2 sq. feet)
34 Princes Meadow, NEWCASTLE UPON TYNE

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