

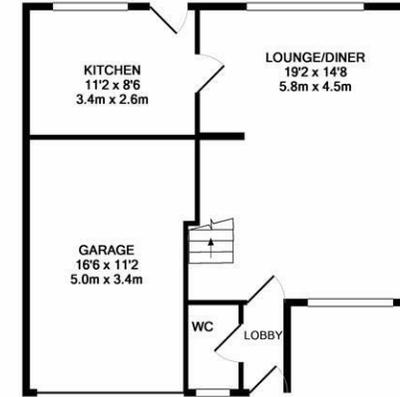
## LOCATION, LOCATION, LOCATION!

This delightful, three bedroom, modern detached home is ideally located at Daylesford Drive, South Gosforth. Daylesford Drive, a stones-throw from the Freeman Hospital, with the David Lloyd Leisure Complex and Paddy Freemans Park only a short walk away. Within a short stroll will also find you in Jesmond Dene. The property is also well placed to provide easy access into Newcastle City Centre and beyond with transport links from Freeman Road and South Gosforth Metro Station situated close by. The property is also within very close proximity of excellent local schools.

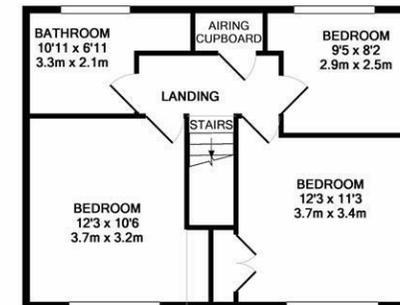
Boasting in excess of 1050 Sq ft, the accommodation briefly comprises: entrance lobby with ground floor WC through to a 19ft lounge/diner with stairs to the first floor, dual aspect windows; kitchen with door to rear garden to the ground floor. The first floor gives access to three bedrooms, two of which are comfortable doubles; bathroom with walk-in shower and several storage cupboards. Externally there is a 16ft garage which provides useful storage and a paved driveway providing off street parking with a low maintenance garden to the front of the property. To the rear, a pleasant garden, laid mainly to lawn with a decked terrace area, planted borders and fenced boundaries. With double glazed windows this great home simply demands an early internal inspection!



Modern Detached Home | 1,059 Sq ft (98.4 m<sup>2</sup>) | Three Bedrooms | Lounge/Dining Room | Kitchen | Ground Floor WC | Bathroom | 16ft Garage & Off Street Parking | Front & Rear Gardens With Decked Terrace | EPC Rating: TBC



GROUND FLOOR  
APPROX. FLOOR  
AREA 580 SQ.FT.  
(53.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1059 SQ.FT. (98.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £265,000**

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