



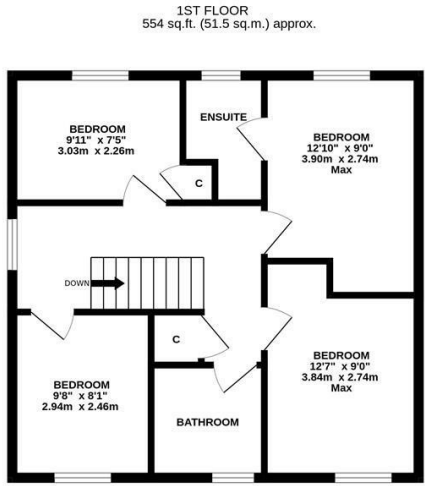
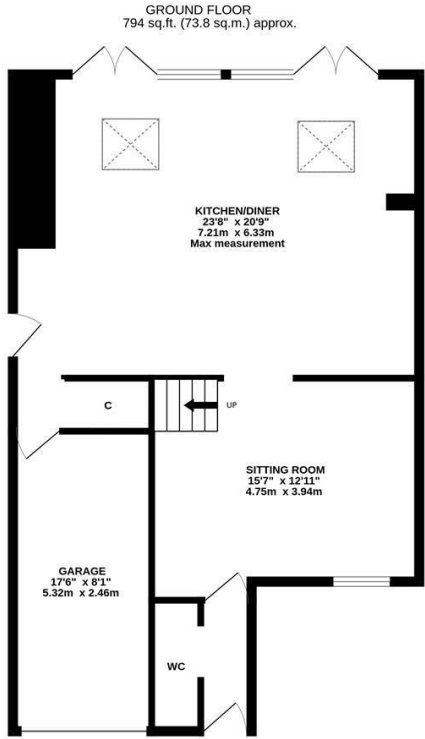
Stylish Presentation with an Impressive 23ft Kitchen Diner and a West Backing Rear Garden! This great four bedroom detached family home is ideally located at the tip of Kingham Court, South Gosforth. Kingham Court, a popular cul-de-sac, is ideally situated a stones throw from the Freeman Hospital and is also close to excellent local schooling. The property also benefits from being in close proximity to Paddy Freemans' park and also Jesmond Dene. Excellent transport links are provided from the Freeman Road with South Gosforth Metro Station also only a short walk away providing easy access into Newcastle City Centre and beyond.

Boasting almost 1,350 Sq ft, the accommodation briefly comprises: entrance hall with downstairs WC; sitting room with stairs to first floor; an extended kitchen diner with spot lighting dual French door access to the rear garden, side door access and two sky lights, storage cupboard, kitchen area with a range of fitted units, work surfaces, some integrated appliances, breakfasting island and hanging lighting. The first floor landing with storage gives access to; four bedrooms, bedroom one with an en-suite shower room complete with three piece suite and bedroom two with fitted storage; family bathroom complete with three piece suite and spot lighting.

Externally, a block paved front driveway providing off-street parking, a lawned garden and access to the integral 17ft garage and to the rear, an enclosed west facing rear garden, laid mainly to lawn with mature planting, a block paved patio seating area and fenced boundaries.

Modern Detached Family Home | Stylish Presentation | Four Bedrooms | 1,348 Sq ft (125.2m2) | Sitting Room | Impressive 23ft Kitchen Diner | Downstairs WC | Family Bathroom & En-Suite to Bedroom One | Integral Garage | Front Garden & Driveway | West Facing Rear Garden | Freehold | Council Tax Band E | EPC: C

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TOTAL FLOOR AREA: 1348 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 £395,000

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