





4



2



2

- **Fantastic Family Home**
- **Extended Property**
- **Four Bedrooms**
- **Two Bathrooms**
- **Popular Location**
- **Close To Amenities**
- **Council Tax Band *A***
- **Freehold**
- **Viewing Recommended**
- **Call For More Information**





This beautifully presented, thoughtfully extended, and much improved family home boasts an enviable position on a substantial plot. The living space has been significantly enhanced, offering both functional and stylish additions to the property. Offered for sale with the benefit of no upper chain.

The local amenities in and around Hazlerigg include schools, shops, and parks, making it a great area for families to settle, with further facilities offered in Gosforth and Newcastle via regular public transport links. The area is surrounded by countryside, and the nearby Havannah Nature Reserve is one of its standout features. This peaceful green space offers residents a chance to enjoy wildlife, nature walks, and outdoor activities.

Internally the tastefully decorated accommodation briefly comprises to the ground floor: - entrance hallway, spacious lounge with a feature log-burning fire, reception room/bedroom four, and a fantastic kitchen dining room with fitted units, complementing work surfaces, centre island, integrated appliances including a double oven and there is access via French doors to the rear garden. Completing the ground floor is a handy utility room with additional access to the rear. To the first floor there are three double bedrooms, the main with an en-suite boasting a combination vanity unit with storage and there is a modern family bathroom WC with a corner spa-bath and walk in shower. Further benefits include gas central heating and double glazing.

Externally, there is off street parking to the front for multiple vehicles and there is a well-kept garden to the rear with a generous patio area, lawn, and a sizeable shed/workshop.

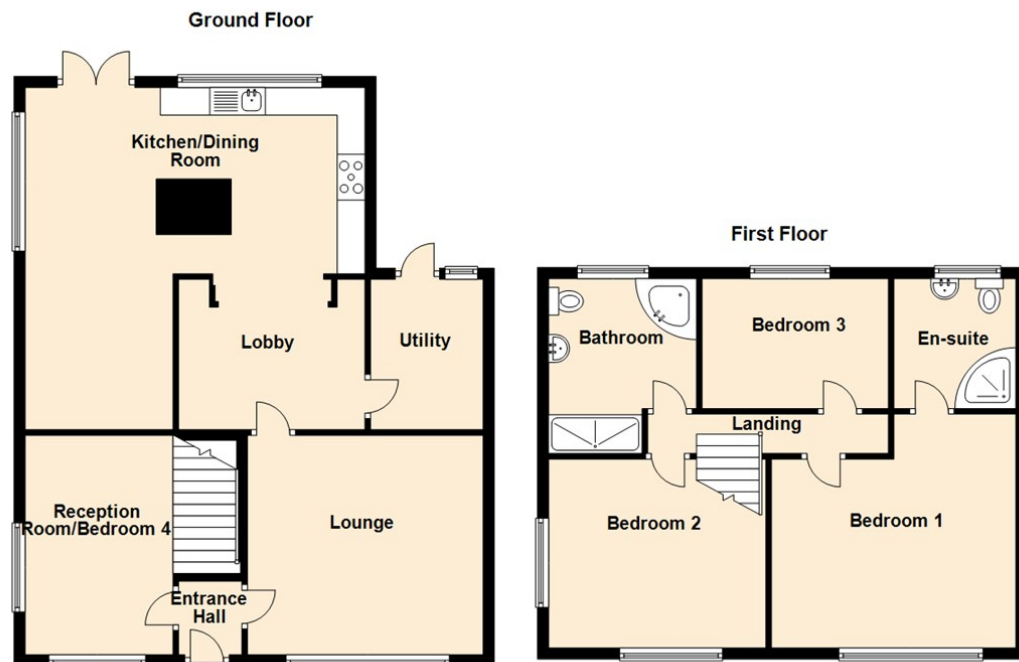
For more information and to book your viewing please call our Gosforth team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band *A*.





Lounge 13'0" x 14'4" (3.97 x 4.37)

Reception/Bedroom Four 8'7" x 15'1" (2.64 x 4.60)

Kitchen 27'6" x 11'9" (8.39 x 3.60)

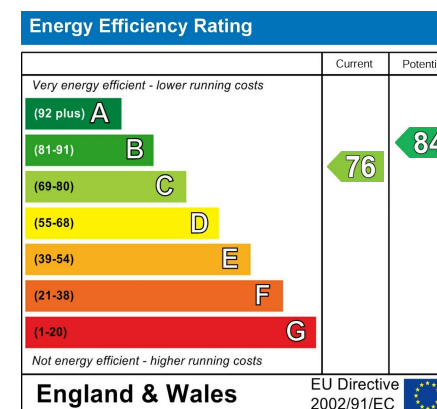
Dining Area 8'11" x 8'6" (2.73 x 2.60)

Lobby 8'7" x 6'7" (2.63 x 2.01)

Bedroom One 11'3" x 13'1" (3.43 x 3.99)

Bedroom Two 7'1" x 11'1" (2.18 x 3.39)

Bedroom Three 8'7" x 10'3" (2.63 x 3.14)



The difference between house and home

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