BRUNTON

RESIDENTIAL

HERITAGE GARDENS, HIGH GOSFORTH PARK, NE3

Offers Over £775,000

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Modern four-bedroom semi-detached home situated within the desirable Heritage Gardens development at High Gosforth Park, Newcastle upon Tyne. This beautifully presented property offers generous accommodation arranged over multiple levels with underfloor heating remotely controlled via an app, while being set within listed walls providing added privacy and security.

The home features bright and spacious interiors that include four well-proportioned bedrooms arranged across the ground and second floors, two of which benefit from en-suite shower rooms. The impressive open-plan kitchen, dining and living space occupies the basement level and enjoys bi-fold doors opening to the rear garden, while the first floor hosts a generous lounge with a cinema wall and access to a balcony overlooking the garden. A well-appointed family bathroom, a useful utility room, a convenient ground-floor WC and the boiler room complete the accommodation. Externally, the property benefits from a paved driveway providing off-street parking, a double garage and a generous enclosed rear garden.

Heritage Gardens offers an attractive setting within High Gosforth Park, providing a balance of residential calm and convenient access to Gosforth and Newcastle city centre. The area benefits from well-regarded schools, shops, leisure facilities and excellent transport links, including nearby A1 access and regular public transport routes.

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The internal accommodation comprises: An entrance hallway with stairs leading down to the basement and up to the first floor landing. To the right are two well-proportioned bedrooms with front aspect windows, one of which benefits from a walk in wardrobe and en-suite shower room. There is also a separate WC.

Following the stairs down to the basement level, you are welcomed into a generous open plan kitchen, dining and living space with bi-fold doors opening to the rear garden. The kitchen is modern and well equipped with integral appliances and sleek cabinetry that provides ample storage. This floor further benefits from a useful utility room and the boiler room.

From the entrance hallway, stairs lead up to the first floor landing where there is a spacious lounge with a cinema wall and bi-fold doors opening onto a balcony that overlooks the rear garden. The stairs then continue up to the second floor landing, giving access to two further well-proportioned bedrooms with front aspect windows. One of these bedrooms includes a dressing area, an en-suite shower room and French doors opening onto a Juliet balcony. A well appointed family bathroom with a bath, washbasin, WC and walk in shower completes the internal accommodation, along with a useful storeroom just off the second floor landing.

Externally, to the front of the property is a paved driveway providing off street parking and a double garage in the block nearby. To the rear is a large enclosed garden with timber fencing, which is predominantly laid to lawn and well maintained with patio area, ideal for entertaining. Set within the racecourse grounds the property provides excellent opportunities to golfing, pet & nature walks.

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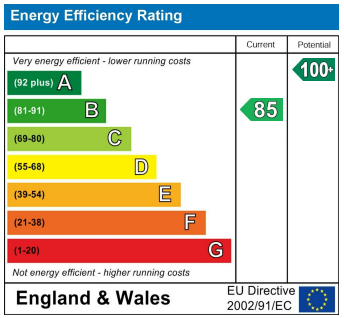
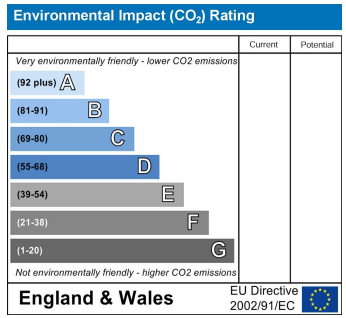
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : B