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FREEMAN ROAD, HIGH HEATON, NE7

Offers Over £325,000

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Well Presented Semi-Detached Family Home Situated within High Heaton, Boasting a Generous Open Plan Kitchen/Dining Space, Separate Reception Room, Three Bedrooms, Stylish Family Bathroom, Delightful Lawned Rear Garden, Driveway & Garage!

Ideally located on Freeman Road, High Heaton, this attractive semi-detached home is positioned within striking distance to the Freeman Hospital and is also perfectly placed for access to Paddy Freeman's Park, with its boating lake, play areas and tennis courts, whilst the woodland walks of Jesmond Dene are also close at hand.

The area is well served by local schooling, including Cragside Primary School and Jesmond Park Academy. Nearby bus services and accessible Metro stations provide public transport connections, whilst Newcastle City Centre and the surrounding areas are readily accessible.

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The internal accommodation comprises: A welcoming entrance hall with stairs rising to the first-floor landing, useful understairs storage and access to the outdoor terrace. To the left is the spacious lounge, which enjoys a large walk-in bay window overlooking the front of the property, creating a bright and comfortable reception space. To the end of the hallway is the impressive open-plan kitchen and dining room, which is dual aspect and provides an excellent setting for both everyday living and entertaining.

The kitchen is fitted with a stylish combination of light cabinetry and timber-effect units, complemented by contrasting work surfaces and a peninsula providing additional preparation space and informal seating. The dining area sits alongside the kitchen and benefits from excellent natural light through the surrounding windows, with attractive wood-effect flooring continuing throughout the space. The overall arrangement creates a bright and sociable heart to the home.

The first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom is particularly spacious and benefits from a large walk-in bay window, while the two further bedrooms provide useful flexibility for family members, guests or home working. The stylish family bathroom features a freestanding bath, separate walk-in shower, wash basin and WC, with contemporary white wall tiling and dark floor tiles creating a smart finish.

Externally, the property benefits from a front garden and a rear garden providing useful outdoor space. The garden is predominantly laid to lawn with established planting and also incorporates a patio area, creating a pleasant setting for outdoor relaxation and entertaining. The property also benefits from a garage, an external store room and driveway parking.



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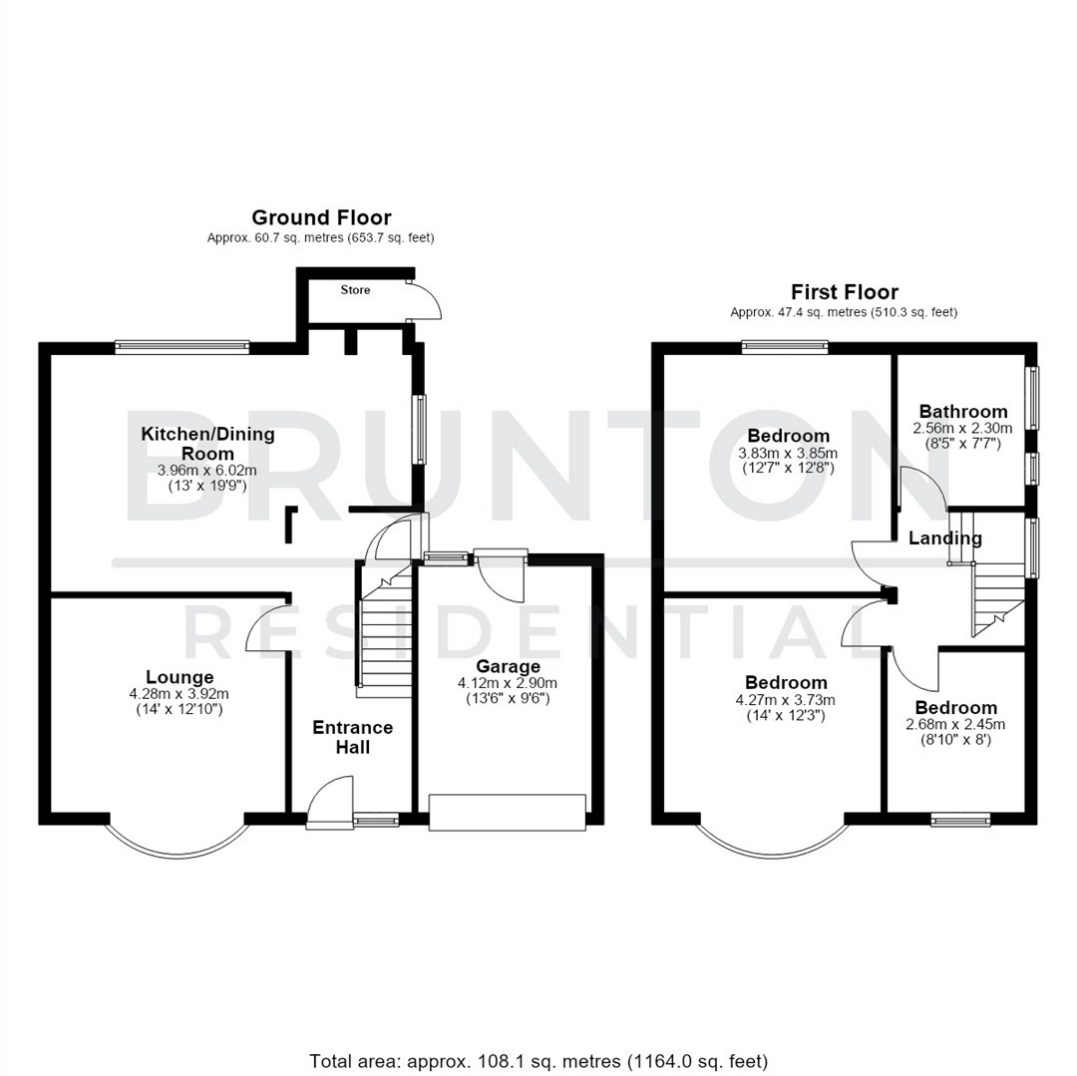
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		