





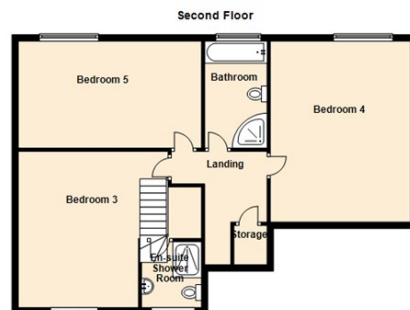
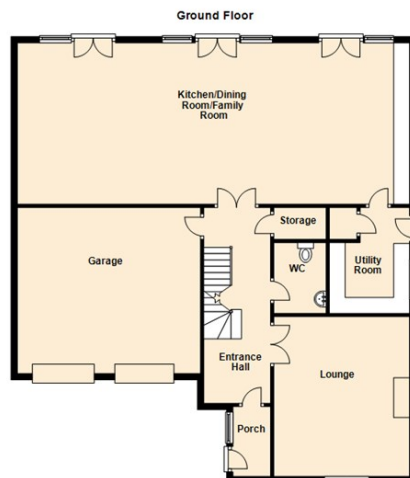
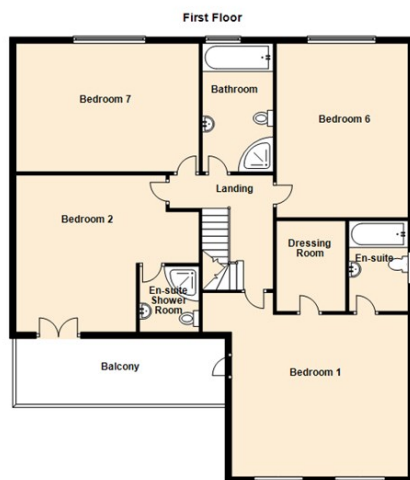
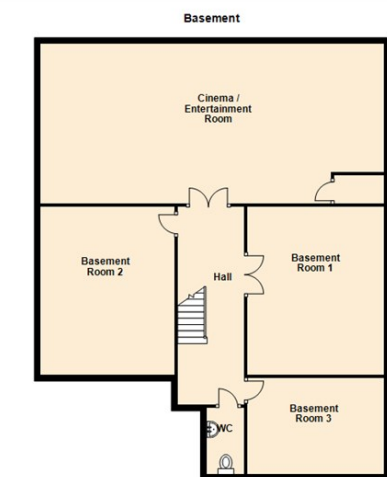
**** Video Tour on our YouTube Channel | <https://youtu.be/7NS8zWHQcHE> ****

This stunning, architecturally designed, detached family home on Hazelwood Road in Great Park, offers an exceptional standard of accommodation. The property is spread across four expansive floors, and combines a unique blend of luxury, space, and modern living.

The property is located at the edge of the development of sustainable homes, close to open space in a peaceful, biodiverse environment while still being close to handy local amenities. The centre of the development is currently under construction and already offers a supermarket, café and bistro and a pharmacy, with more to come! Public transport options offer bus services, and a park-and-ride facility which is a big plus for convenience, and you are only 4 miles away from Newcastle city centre. Access to nearby Havannah Nature Reserve, Big Waters and Gosforth Park would also appeal to nature lovers and those who enjoy country walks.

The home boasts three reception rooms, providing ample space for relaxation, entertainment, and family activities. The cosy lounge features a fire place and the fantastic open-plan kitchen/family room is a true highlight, with its generous living and dining space featuring a log burner, skylights and three sets of French doors that open up to the rear garden, flooding the space with natural light and creating a seamless flow from indoors to outdoors. The kitchen area boasts stunning fitted units, providing ample storage along with complementing work surfaces and an island.

The property features seven spacious bedrooms off two large landing areas, including a stunning premier suite with a walk-in dressing room and a generous en-suite facility with both a bath and separate shower. There is also access to the balcony from here and bedroom two. Additionally, there are three further two en-suites and two bathroom WC's, making it ideal for large families or those who love to entertain guests.



The basement floor is an entertainer's dream, with a cinema room for movie nights, and three further rooms offering endless possibilities for leisure and wellness. The house is equipped with a state-of-the-art air system, ensuring year-round comfort and climate control.

A double garage provides ample space for parking and storage, while the rear garden offers a private retreat for outdoor living. With modern design elements throughout and generous living spaces, this home is perfect for those seeking both style and functionality.

For more information and to book a viewing, please call our Gosforth branch 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 *G*

Lounge 18'0" x 14'7" (5.50 x 4.45)

Kitchen/Family Room 41'0" x 20'0" (12.52 x 6.11)

Utility Room 10'4" x 8'2" (3.17 x 2.50)

Bedroom One 22'7" x 13'5" (6.90 x 4.11)

Bedroom Two 18'1" x 17'6" (5.52 x 5.35)

Bedroom Three 18'0" x 13'6" (5.49 x 4.13)

Bedroom Four 18'3" x 14'1" (5.57 x 4.30)

Bedroom Five 18'0" x 12'10" (5.49 x 3.93)

Bedroom Six 15'5" x 14'9" (4.71 x 4.50)

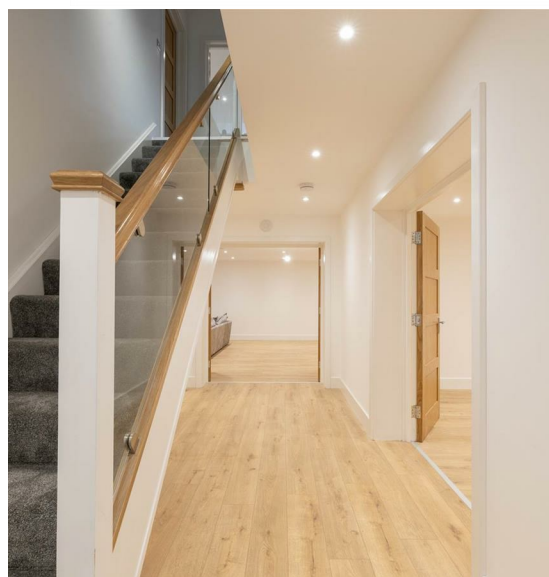
Bedroom Seven 18'1" x 11'9" (5.52 x 3.60)

Entertainment/Cinema Room 34'1" x 18'6" (10.40 x 5.66)

Basement Room One 18'0" x 13'4" (5.51 x 4.08)

Basement Room Two 18'0" x 12'0" (5.51 x 3.66)

Basement Room Three 13'4" x 9'0" (4.07 x 2.75)





The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	84
England & Wales		
EU Directive 2002/91/EC		

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

