





## 2 Heritage Gardens, High Gosforth Park, Newcastle upon Tyne, NE3 5AF

A rare opportunity has arisen to purchase this bespoke semi-detached family home, nestled within the exclusive Heritage Gardens development, High Gosforth Park. Offering super stylish accommodation, Heritage Gardens, located within Newcastle Racecourse and on the edge of Gosforth, provides excellent access to the A1 and is within close proximity to Gosforth High Street with its array of shops, cafes, restaurants and amenities.

Boasting close to 2,500 Sq ft, the accommodation briefly comprises: entrance hall with split level stairs; downstairs WC; an impressive 25ft open plan kitchen diner and living area with storage cupboard and full width bi-fold doors leading out to the south facing garden, kitchen area with utility storage, a range of fitted units, work surfaces, integrated appliances, breakfasting island and both spot and hanging lighting; bedroom two with dual windows, walk-in-wardrobe and access to an en-suite shower room, complete with three piece suite and spot lighting; bedroom three. The first floor landing with storage cupboard gives access to; a 28ft sitting room with delightful south facing views over the rear gardens, accessed by bi-fold doors and leading out to a full-width balcony; bedroom one with Juliette balcony and access to an en-suite shower room, complete with three piece suite and spot lighting; bedroom three; bathroom with sky light, three piece suite and spot lighting.

Externally to the front, a double driveway providing off-street parking, a detached garage providing further off-street parking/storage, and to the rear, a generous south facing landscaped garden laid mainly to lawn with a patio seating area, raised planters, part gravelled borders paved pathways and steps to the rear. A truly captivating home within a quiet residential location, early viewings are advised!

Unique Semi-Detached Home | Rare Purchase Opportunity | Super Stylish Presentation | 2,465 Sq ft (229.0m<sup>2</sup>) | Four Bedrooms | Impressive Open Plan Kitchen Diner & Living Area | Ground Floor WC | 28ft Sitting Room with Balcony & South Facing Views | Bathroom & Two En-Suite Shower Rooms | Double Front Driveway & Detached Garage | Generous Landscaped South Facing Rear Garden | GCH | Leasehold - 990 Years Remaining | Service Charge £2,304 Per Annum | Council Tax Band G | EPC: B

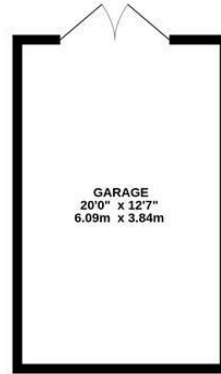
**Offers Over £775,000**



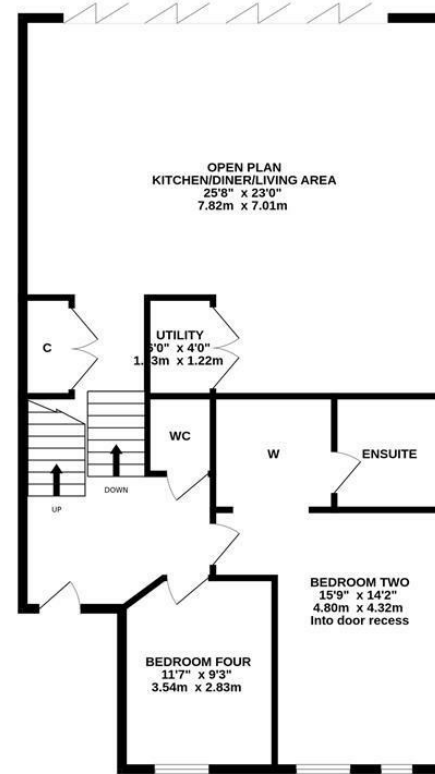




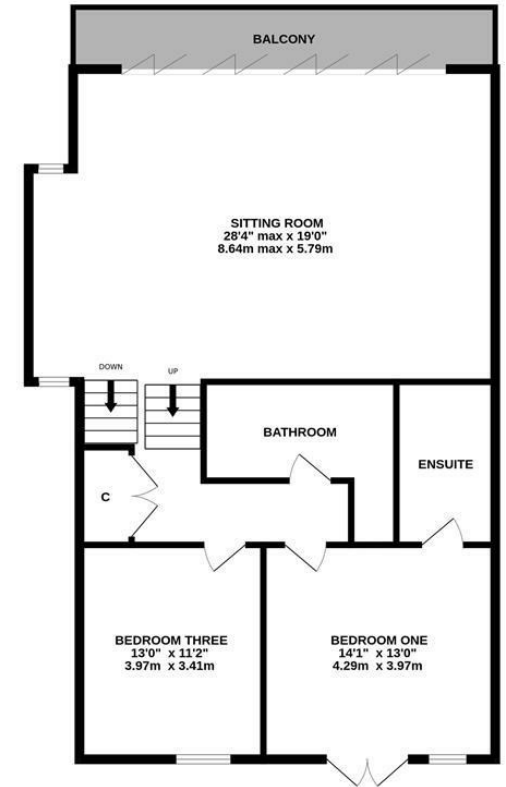
GARAGE  
252 sq.ft. (23.4 sq.m.) approx.



GROUND FLOOR  
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 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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