



**25 Westlands, Newcastle Upon Tyne, NE7 7YL**

**Offers Over £400,000**

Hive Estates welcomes to the market this fully renovated four bedroom semi-detached home on Westlands, High Heaton. Extended both over the garage, for an extra bedroom and bathroom, and at the rear, for an open plan kitchen living and dining space, this home is both spacious and modern.

The property has a driveway to the front, with plum slate gravelled garden, and garage with electric remote controlled door. The entrance hallway leads to the main rooms; a living room at the front with an original restored fireplace, along with a bay window. The rear of the property has been extended, with a large and open plan kitchen, living and dining space with French doors leading to a west-facing garden. The kitchen has a vaulted ceiling with Velux windows, and a range of wall and base units, in a contemporary finish, with integrated appliances. There's a functional utility space to the side, which also leads out to the garden, with a glazed French door.

Upstairs, the first floor of the property has four bedrooms, and two modern fully tiled bathrooms. One bathroom has a bath, and the other, a double shower. Each bedroom is naturally light and bright, with a fresh and neutral colour scheme in each. Throughout, the property has double glazing and gas central heating, and is in a popular residential location close to Jesmond Dene and Paddy Freeman's Park.

**Lounge 10'4" x 13'9" (3.15 x 4.20)**

**Open Plan Kitchen/Breakfast Area 8'4" x 19'8" (2.55 x 6.00)**

**Open Plan Dining Area 13'1" x 19'8" (4.00 x 6.00)**

**Utility Room 11'1" x 6'2" (3.40 x 1.90)**

**WC 4'7" x 2'5" (1.40 x 0.75)**

**Garage 11'5" x 6'2" (3.50 x 1.90)**

**Hall 14'11" x 5'10" (4.55 x 1.79)**

**Bedroom 1 11'5" x 11'11" (3.50 x 3.65)**

**Bedroom 2 10'5" x 11'11" (3.20 x 3.65)**

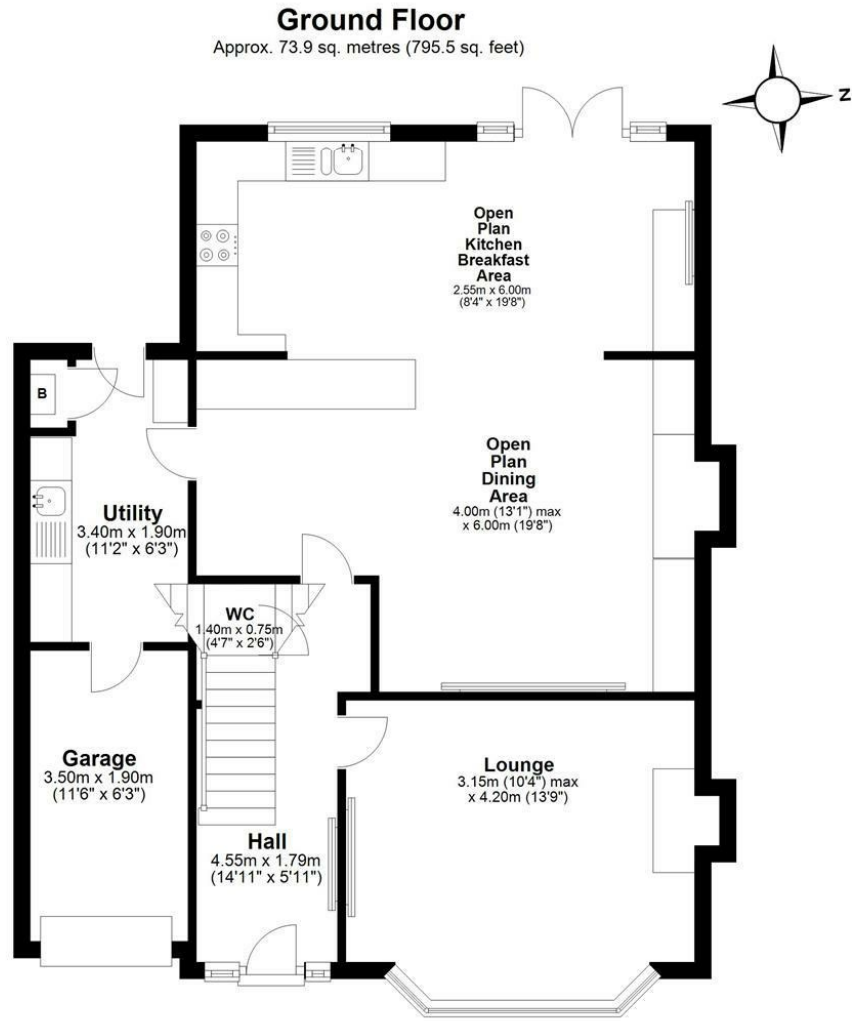
**Bedroom 3 8'2" x 8'10" (2.50 x 2.70)**

**Bedroom 4 8'4" x 6'2" (2.55 x 1.90)**

**Shower Room 6'10" x 7'10" (2.10 x 2.40)**

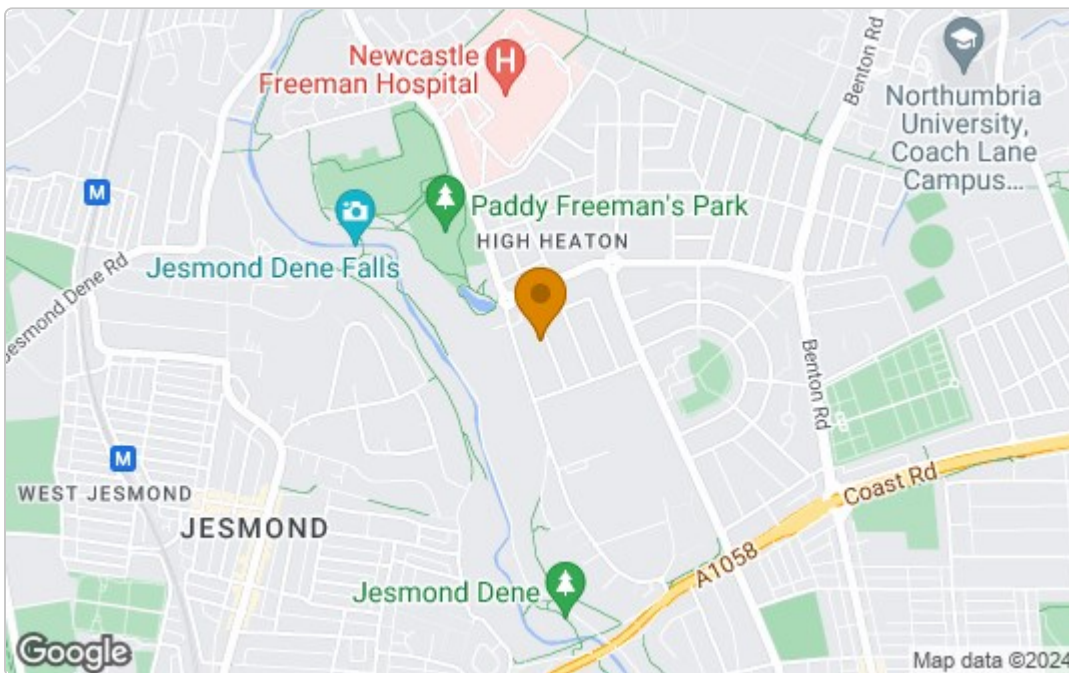
**Bathroom 7'7" x 5'8" (2.33 x 1.75)**

# Floor Plan

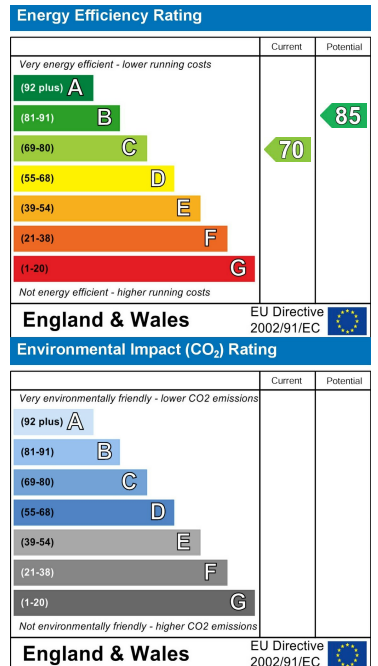


Total area: approx. 127.0 sq. metres (1367.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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