



7 Whitfield Road, Forest Hall, NE12 7LJ

Offers Over £375,000

Hive Estates presents to the market this superb five bedroom terraced home in Forest Hall. With an open plan kitchen/diner, spacious rooms, original feature fireplaces and a well-presented garden, this home has a lot to offer and would make a great new home for a growing family.

Upon entering the property, the spacious reception hallway provides access to all principal rooms of the home as well as the convenient understair WC.

Bedroom 5 9'8" x 7'8" (2.97 x 2.34)

Bathroom 11'10" x 8'0" (3.61 x 2.45)

Located to the front of the property is the highly sizeable living room. With a ceiling rose, cornicing, integral storage, original fireplace and a large bay window flooding the room with natural light. Progressing through the hallway, the continuation of solid oak floorboards flows into the kitchen/diner at the rear of the property. Stylish and spacious, the room mirrors features of the living room while also offering lots of storage space. With cream cabinetry, granite countertops, two sink areas - one double steel, and an electric AGA - that can be controlled remotely. From here, the home opens out even further, with the open addition of a sun lounge. Offering dual use as a dining area or another place for relaxation., fitted with velux windows and french doors leading out to the rear garden. The garden works as a perfect sun trap, being south facing and offering a decking seating area, pond and patio. With a generous garage at the bottom, and the addition of plumbing of a Belfast sink, and electricity, it becomes a versatile and functional area that is customised as a workshop.

Upstairs, the home opens out even further, with split-level landing providing access to the family bathroom and three bedrooms. The family bathroom is bright and airy, furnished with a WC, bath, shower, washbasin, towel rail and underfloor heating. Bedroom three and four are both incredibly spacious with fitted wardrobes, while bedroom five is minimal in design and mirrors the bright picture windows. Up another level is the final two bedrooms, incorporating the principle bedroom and en-suite. The principle room is sizeable, and has fitted wardrobes. The en-suite, simple and sleek with white tiling, WC and shower. The second bedroom has minimal decor, with laminate flooring and across the hallway is walk-in eaves storage, spanning the width of the property and also fitted with velux windows.

Externally, this property has a beautiful front and rear garden. Both full of greenery, with pedestrian access only to the front. With gated entry, the home is private and perfect for a family. Fitted with solar panels, aiding a reduction in bills and generating a feed in tariff. Located in Forest Hall, this property is close to Springfield Park, transport links, schools and a recently refurbished library. It would make a perfect home for a new family.

Family Room 11'7" x 9'4" (3.55 x 2.85)

Kitchen/Diner 23'2" x 19'8" (7.08 x 6.00)

Living Room 17'4" x 12'10" (5.29 x 3.93)

Bedroom 1 15'6" x 9'8" (4.73 x 2.97)

En-suite 10'4" x 4'0" (3.17 x 1.22)

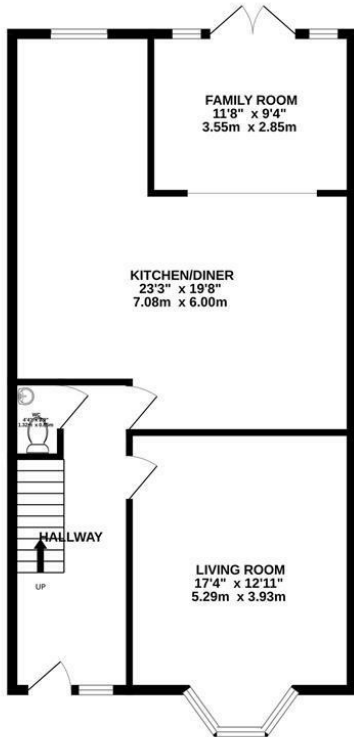
Bedroom 2 11'8" x 9'6" (3.58 x 2.90)

Bedroom 3 16'7" x 14'0" (5.08 x 4.28)

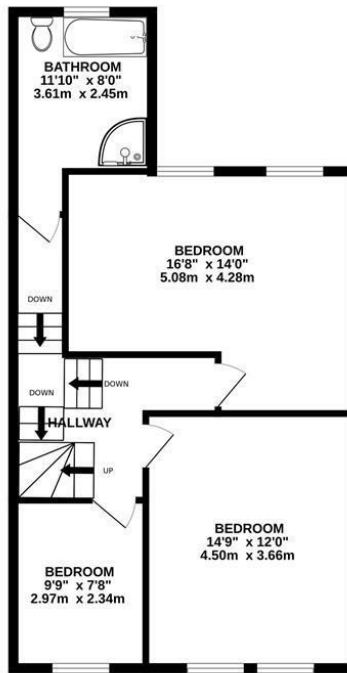
Bedroom 4 14'9" x 12'0" (4.50 x 3.66)

Floor Plan

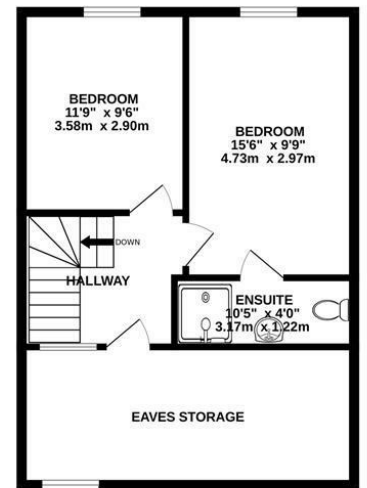
GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



2ND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

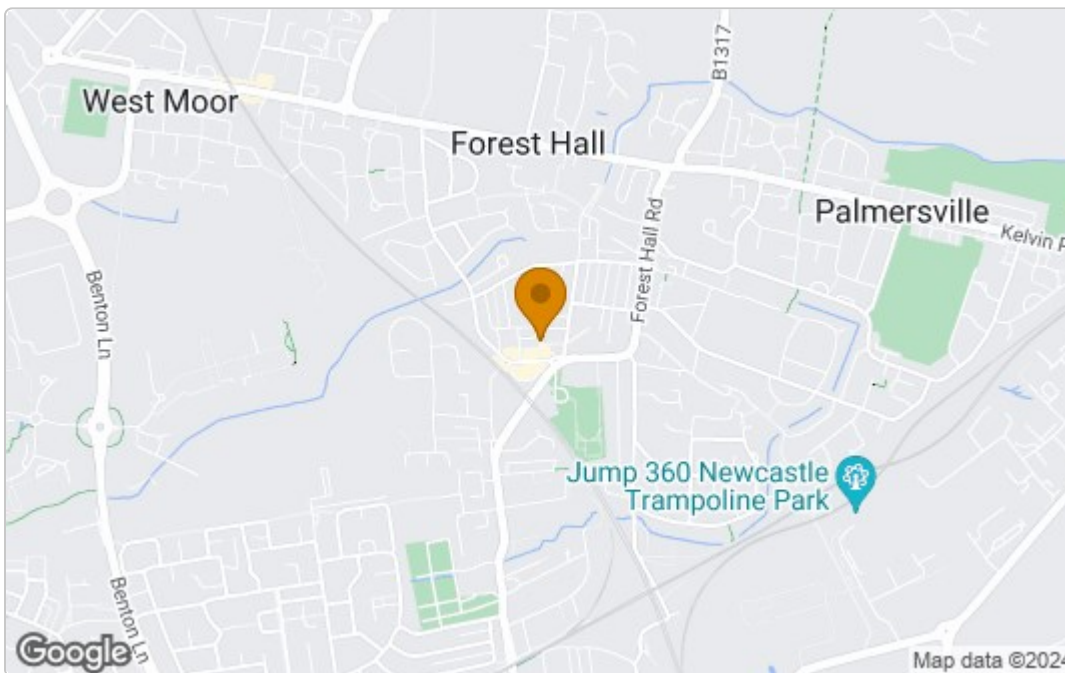


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TOTAL FLOOR AREA : 1934 sq.ft. (179.6 sq.m.) approx.

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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