



18 Bracknell Gardens, Newcastle Upon Tyne, NE5 1BR

Offers Over £240,000

Hive Estates welcomes to the market this superb three bedroom semi-detached house located in the sought-after area of Bracknell Gardens, Newcastle Upon Tyne. Boasting a spacious kitchen with a stylish island and three generous bedrooms, this home is perfect for a family that loves entertaining.

Upon entrance, the inviting hallway provides access to principal rooms of the ground floor, stairs to the first and a storage cupboard. Situated to the front of the home, the well sized living space offers a media wall with feature alcove shelving with spotlights, creating a warm and homely feel. Through into the kitchen, a breakfast bar and integrated appliances help compliment the modern design. With ample cupboard space and two ovens, the space is highly functional. Wooden internal doors act as a staple partition between rooms, but blend in well when open to allow for open plan living.

Beyond the sliding door, the bright and airy conservatory acts as the perfect family dining space, overlooking the private rear garden which can be accessed via the double french doors. The garden offers total seclusion, fully enclosed with fence and greenery. Spanning the length of the home is the garage, accessible internally through the kitchen, and externally through the garden.

Back inside, to the top of the stairs the landing is bright with a large window illuminating the space. With three well-sized bedrooms; the primary with fitted wardrobes, a family bathroom and separate WC occupying the floor. Spacious and contemporary, the bathroom is equipped with a walk-in shower and wash basin with storage. Fully tiled and with spotlighting, the space is sleek and clean.

Externally, the home benefits from a double driveway along with garage. Within walking distance to Barbondale Park, the home is in a great location, close to transport links, shops and amenities.

Living Room 13'5" x 13'0" (4.11 x 3.98)

Kitchen 19'10" x 10'9" (6.06 x 3.28)

Conservatory 15'9" x 9'10" (4.82 x 3.00)

Bedroom 1 14'8" x 11'1" (4.48 x 3.39)

Bedroom 2 11'6" x 11'1" (3.53 x 3.39)

Bedroom 3 10'5" x 8'9" (3.18 x 2.67)

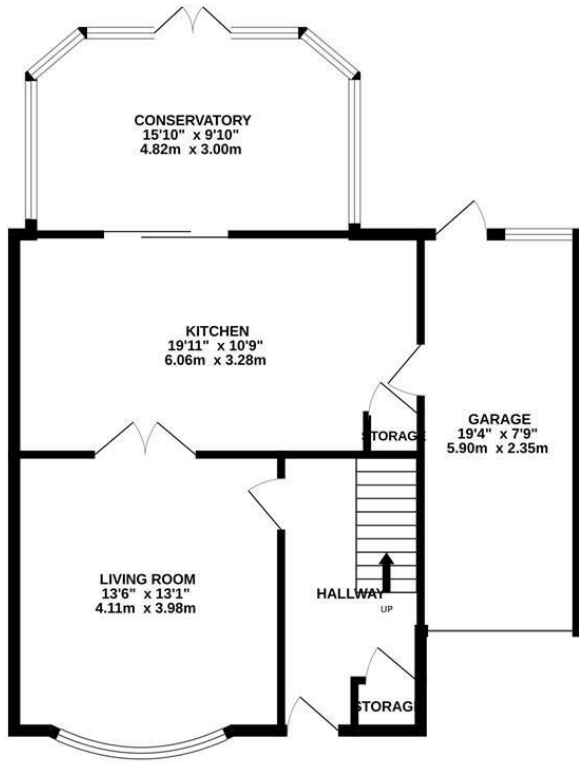
Bathroom 8'9" x 5'0" (2.67 x 1.53)

WC 5'10" x 2'10" (1.80 x 0.88)

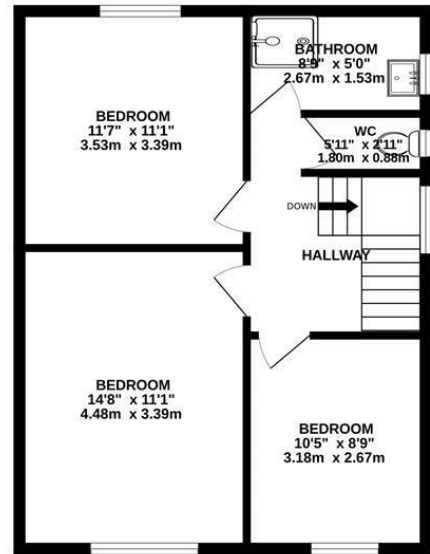
Garage 19'4" x 7'8" (5.90 x 2.35)

Floor Plan

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.

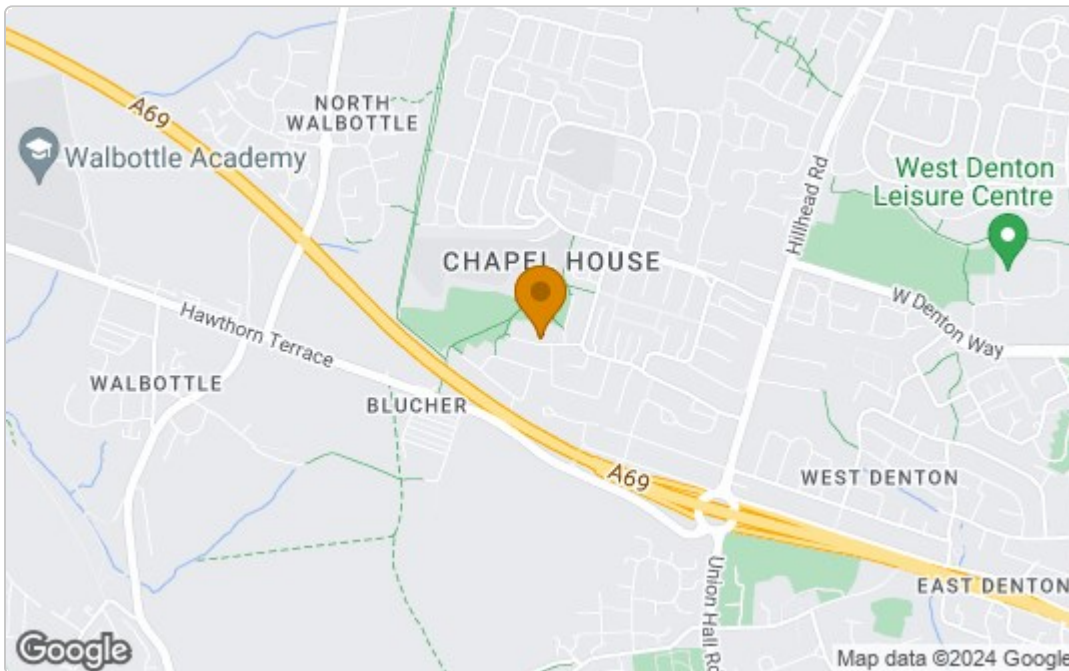


BRACKNELL GARDENS NES 1BR

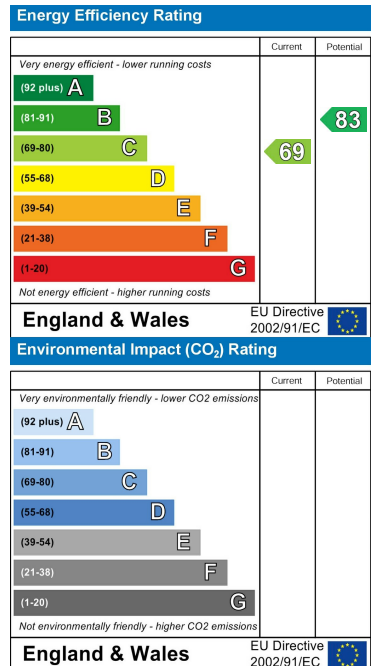
TOTAL FLOOR AREA: 1311 sq.ft. (121.9 sq.m.) approx.

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



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