



2 Southlands, Newcastle Upon Tyne, NE19 2HS

Offers Over £325,000

Hive Estates presents to the market this charming three bedroom home located in the picturesque Southlands Area of Great Whittington. This two-storey house has been extended and updated to optimise living space.

Unfolding over two floors, the entrance porch is well-proportioned, with downstairs WC, conveniently including the washing machine, leading through to a compact hallway providing direct access to the principal rooms of the ground floor and stairs to the first floor.

The lounge is light and inviting, with a feature log burner and French doors overlooking a south facing garden and fields towards Hadrian's wall. This extended sitting room provides dining as well as sitting space, which makes for easy entertaining. The French doors open onto recently renewed decking and the secluded south facing garden, which has a flourishing pond, raised beds, apple trees, greenhouse, shed and an external studio. The addition of an external studio provides space as an artist's retreat or a peaceful workspace, with full links to broadband, electrical ports, and heating. Through to the kitchen, with alternative space for dining, the space is fitted with integrated appliances, an induction hob and ample storage. Also overlooking the garden is the study, with a second log burner and plenty of fitted light oak book shelving.

Up to the first floor, which has been extended to provide three double bedrooms, the third a recent addition, with vaulted ceiling and exposed beams. To the master there is a shower ensuite, along with integral storage. Across the landing is a second shower with WC and a further bathroom is equipped with an Omnitub. All three bedrooms have views to the south over rolling fields and hedgerows.

Entirely deceptive, this home is spacious and bright. With ample space for relaxation and privacy and in close proximity to the village pub and transport links, it would make a beautiful place to call home.

Kitchen 14'10" x 10'5" (4.54 x 3.19)

Lounge/Diner 16'11" x 16'6" (5.17 x 5.05)

Study 10'9" x 9'8" (3.29 x 3.00)

Bedroom 1 12'6" x 9'10", 11'8" (3.82 x 3.36)

Ensuite 5'6" x 3'7" (1.70 x 1.14)

Bedroom 2 14'0" x 10'1" (4.28 x 3.09)

Bedroom 3 10'5" x 10'5" (3.19 x 3.19)

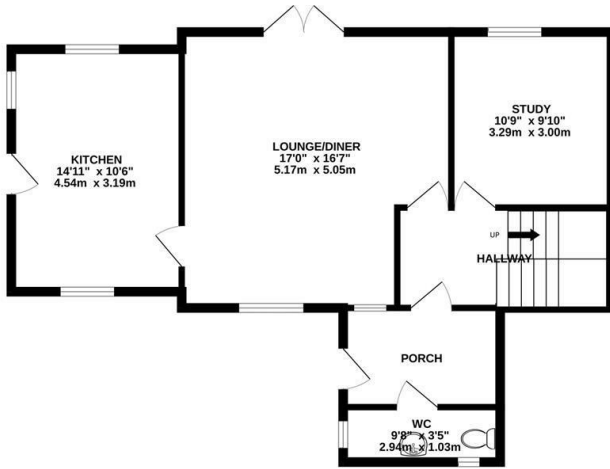
Bathroom 1 7'7" x 2'11" (2.33 x 0.89)

Bathroom 2 6'5" x 4'5" (1.97 x 1.35)

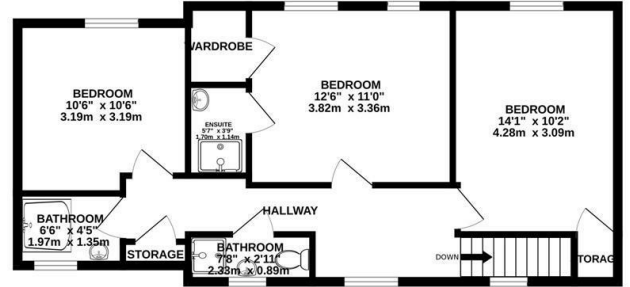
WC 9'7" x 3'4" (2.94 x 1.03)

Floor Plan

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.

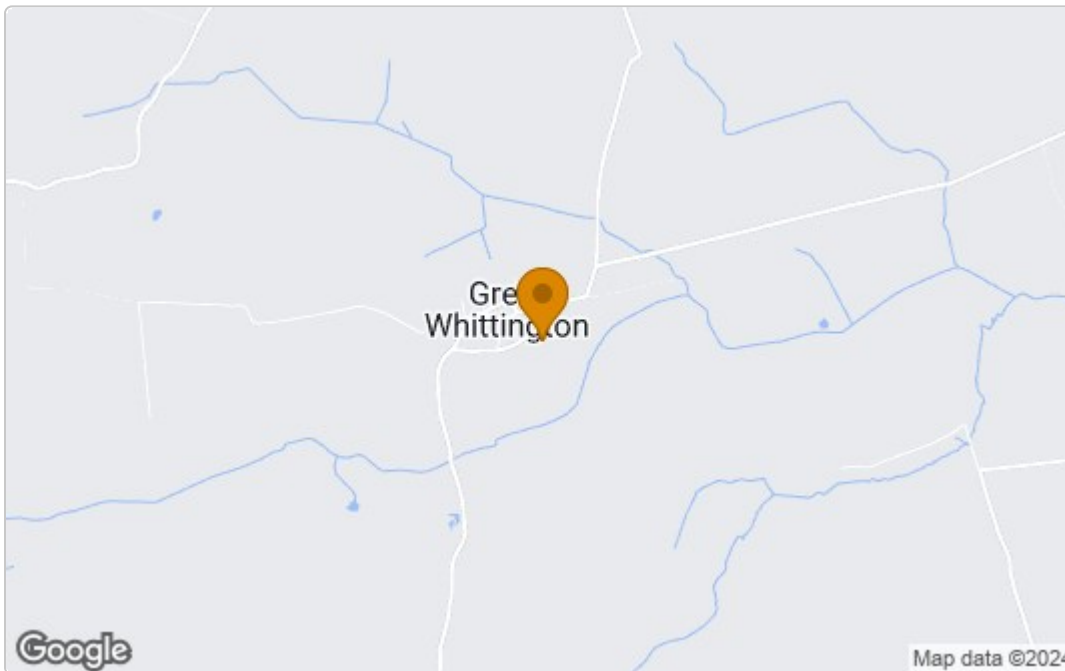


SOUTHLANDS NE19 2HS

TOTAL FLOOR AREA: 1299 sq.ft. (120.7 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			91
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
England & Wales		EU Directive 2002/91/EC	

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