



Dovedale Gardens, High Heaton
£335,000

**JACK
HARRISON
ESTATES**

*** RARE TO THE MARKET ***

CONSTRUCTED IN 1932 THIS OUTSTANDING 3 BEDROOM DETACHED FAMILY HOME OCCUPYING A CORNER PLOT ON THE HIGHLY DESIRABLE DOVEDALE GARDENS, HIGH HEATON.

The property is conveniently positioned for access to a number of local amenities including Cragside Primary School, The Freeman Hospital and Jesmond Dene.

The house has been tastefully extended and boasts an excellent standard of living accommodation throughout.

Briefly comprising: Entrance porch, entrance hall, 2 reception rooms, a dining kitchen, ground floor WC and a utility room. To the first floor there are 3 good size bedrooms and a good size family shower room/WC.

Additional benefits include gas central heating via combination boiler (installed 2017) and UPVC double glazed windows (installed February 2023).

Externally there are gardens to the front, side and rear, a detached garage and a driveway.

Entrance porch: Double glazed entrance door, carpet.

Entrance hall: Custom made, solid wood entrance door, staircase to first floor, understairs cupboard, carpet and double radiator.

WC: Double glazed window to the side, low level WC, wash hand basin, tiled floor.

Reception 1: Currently used as a bedroom: 14'1 into bay x 12'2: Double glazed bay window to the front, feature fireplace, laminate floor, double radiator, picture rail and television point.

Reception 2: currently used a lounge: 14'4 x 13'1: Double glazed bay window to the side, double radiator, feature fireplace, picture rail, television point and carpet.

Dining kitchen: 18'2 x 18'8: Fitted with a range of wall and base units, work surfaces, single drainer ceramic sink unit, built in electric oven, built in gas hob, extractor hood, integrated fridge freezer, 2 integrated dishwashers, skylight, television point, tile floor, 2 double radiators and double doors leading to the garden.

Utility: 18'5 x 3'1: Work surfaces, space for washing machine, vent for tumble dryer, double glazed window to the rear, double glazed door to the rear and laminate floor.

First floor landing: Double glazed window to the side, access to the roof space via loft ladder, picture rail and carpet.

Bedroom 1: 15'2 into bay x 10'9: Double glazed bay window to the front, built in wardrobe, television point, picture rail, double radiator and carpet.

Bedroom 2: 13'9 into bay x 12'0: Double glazed bay window to the side, telephone point, television point, picture rail, double radiator and carpet.

Bedroom 3: 9'8 x 7'7: Double glazed window to the front, picture rail, double radiator and carpet.

Shower room/WC: 7'8 x 7'6: White 3 piece suite comprising a pedestal wash hand basin, low level WC and step in shower cubicle with rainfall shower. Tiled walls, tiled floor, heated towel rail, spotlights and double glazed frosted window to the side.

Front garden: Mainly paved and has a 3 bin shed.

Rear /side garden: Laid mainly to lawn with hedged and fenced boundaries and a garden shed.

Garage: Detached and a driveway to the side.

