



Cotswold Gardens, High Heaton
Offers in excess of £340,000

**JACK
HARRISON
ESTATES**

This three-bedroom 1930s semi-detached family home is ideally located on the much sought after Cotswold Gardens, High Heaton. A quick stroll to Paddy Freeman's Park and Jesmond Dene, and located close to Outstanding local schooling with easy access to shops and amenities.

The spacious accommodation briefly comprises; entrance porch and hall with original wood panelling with cloak cupboard and stairs to first floor, extended living room with walk-in bay window and French doors to rear garden, kitchen with fitted units and work surfaces, corner breakfast bar and spacious pantry, utility room with rear door access to garden, and downstairs WC. The first floor landing gives access to three bedrooms and the bathroom, bedroom one with built-in wardrobe storage and walk-in bay window, bedroom two a spacious double with views onto back garden; bedroom 3 with south-facing window, family bathroom recently refurbished with large walk-in shower. Externally, a block paved driveway providing multi-vehicle off-street parking leading to the garage. To the rear, an enclosed garden with lawn, raised decked seating area and a mixture of mature planting with fenced boundaries.

The property is warmed by gas central heating via combination boiler (installed 2016), and has UPVC double glazing. Offering well-proportioned family living, in a popular location, early viewings are advised to avoid disappointment.



Entrance porch: Entrance door

Entrance hall: Entrance door, solid oak flooring, cloaks cupboard, staircase to the 1st floor.

Lounge/dining room: 14'3 x 25'9: Double glazed bay window to the front, double glazed French doors to the rear garden, 2 radiators and solid oak flooring.

Breakfasting kitchen: 11'0 x 9'3: Double glazed window to the rear, wall and base units, electric hob and oven, extractor fan, sink unit, work surfaces, space for dishwasher and a tiled floor.

Utility room: 14'3 x 9'7: Double glazed door to the rear, work surfaces, 1 1/2 bowl sink unit, wall and base units, space for washing machine, tiled floor and a door to the garage.



First floor landing: Oak flooring, and double glazed window to the side.

Bedroom 1: 12'6 x 12'8: Double glazed bay window to the front, radiator and oak flooring.

Bedroom 2: 12'8 x 13'0: Double glazed window to the rear, radiator and oak flooring.

Bedroom 3: 8'8 x 8'6: Double glazed window to the front, radiator and oak flooring.

Bathroom/wc: White 4 piece suite comprising a bath, step in shower cubicle with rainfall shower, wash hand basin and low level wc. Part tiled walls, tiled floor, heated towel rail and a double glazed window to the side.

