



2 Heritage Gardens

High Gosforth Park



2 Heritage Gardens, High Gosforth Park

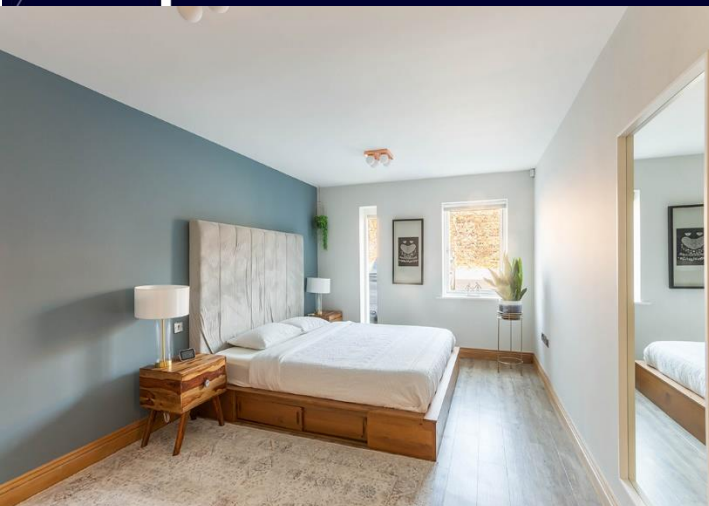
This exceptional, architect designed and contemporary semi-detached family home, is ideally positioned at the desirable Heritage Gardens, High Gosforth Park.

Heritage Gardens, which was originally constructed in 2019 as part of the Walled Garden development, is placed within an exclusive development of 14 contemporary homes which offer stylish, modern living on the outskirts of the city.

The property itself is presented to an exceptional standard throughout and occupies a much sought after location. The property is also placed within a superb setting next to Newcastle Racecourse and is also positioned close to beautiful countryside walks, as well as being close by to the A1 offering excellent links throughout the region. The property benefits from powder coated aluminium windows and doors throughout offering low maintenance, bi-folding doors in the upper and lower lounges which open the full width of the property.

Boasting close to 2,500 sq/ft, the internal accommodation comprises: Entrance hall with guest WC and stairs leading to both the lower and upper floors | Bedroom two is a comfortable double room with walk-in wardrobe area and access to ensuite shower room | Bedroom three is a smaller double room. The stairs then lead down to the beautiful open plan living/dining and kitchen space with utility cupboard and bifold doors leading out to the south facing terrace and gardens | The kitchen area offers integrated appliances, extended modern cabinetry and central island with breakfast bar.





The stairs then lead up to the raised first floor and onto a magnificent living and entertaining space with beautiful vaulted ceiling, exposed beams, and glazed bifold doors leading to the private, south facing sun terrace with open aspect views over the surrounding greenery.

The stairs then continue up to the second floor landing with large store cupboard and onto two further double bedrooms | The principal suite offers a lovely double room with Juliette balcony and ensuite shower room | Family bathroom with four piece suite.

Externally, the property enjoys front driveway with off street parking for two vehicles. The rear gardens have been landscaped and are presented to an excellent standard with well stocked borders, patio/seating area and pergola. There is also a single garage which is within a large detached block which is positioned to the west of the development.

Impeccably presented throughout, this excellent, modern and stylish home simply demands an early inspection and viewings are strongly advised.

Services: Mains Electric, Gas, and Water. Private Drainage | Tenure: Leasehold | Lease Remaining: 986 Years | Service Charge: £2,386.96 | Council Tax: Band G | Energy Performance Certificate: Rating B

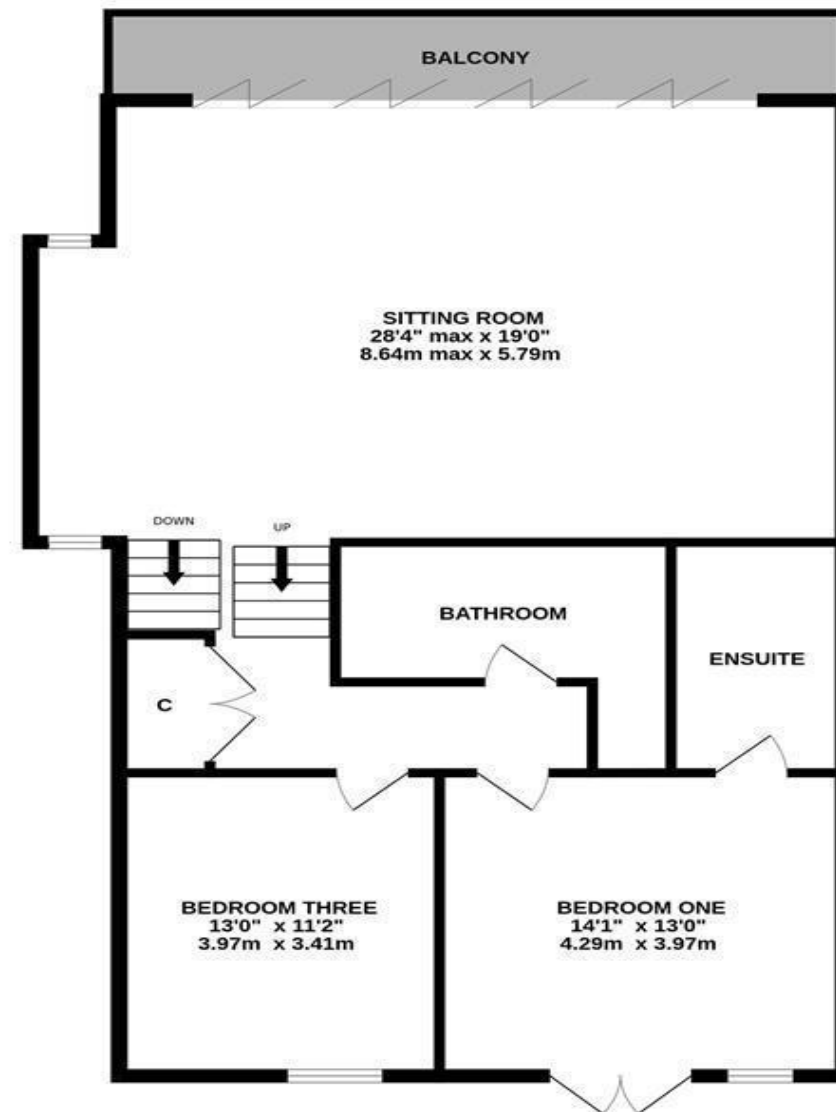
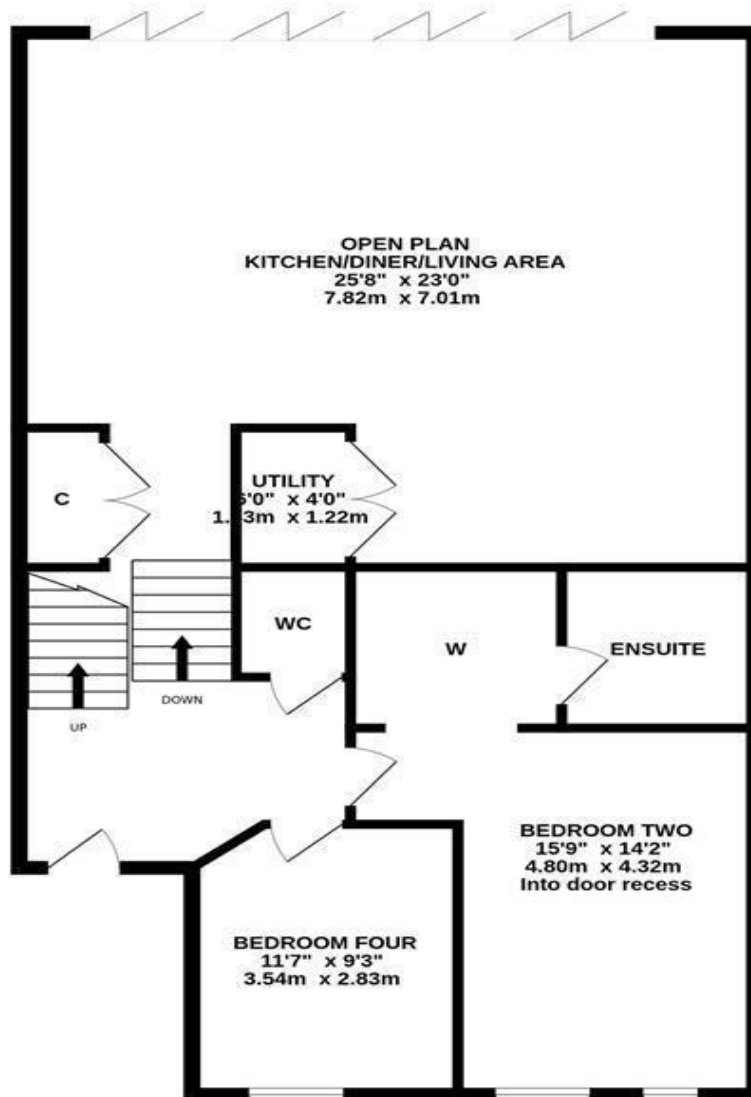
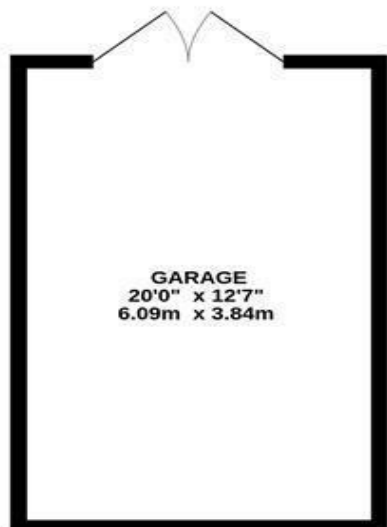
Price Guide: Offers Over £799,995



GARAGE
252 sq.ft. (23.4 sq.m.) approx.

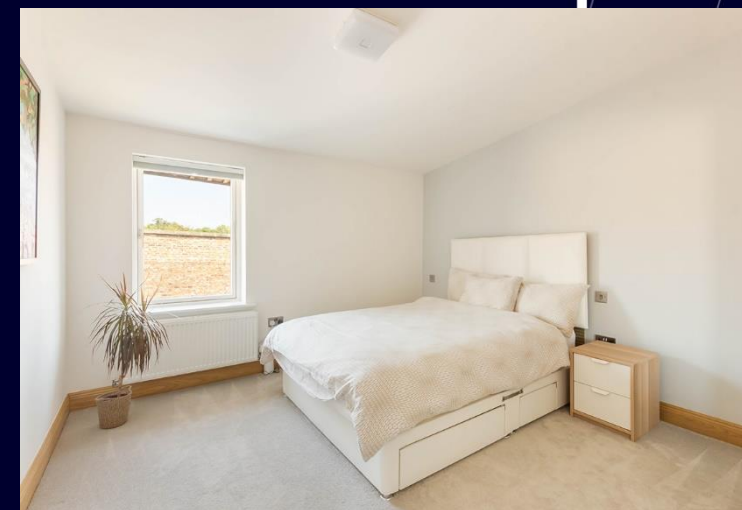
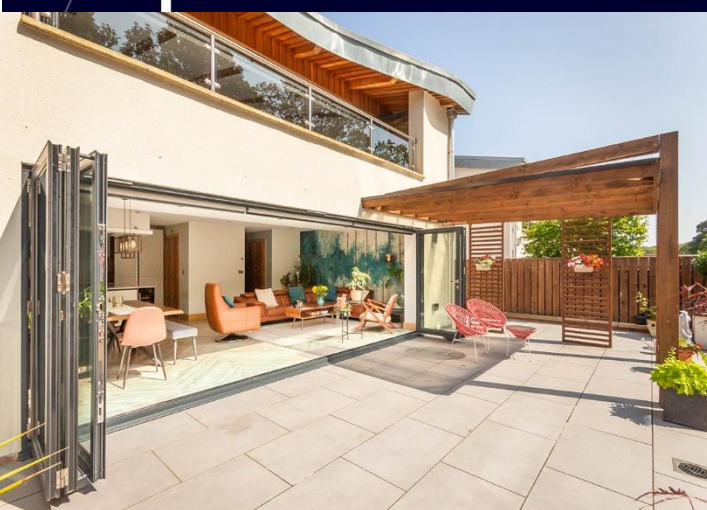
GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.

1ST FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 2465 sq.ft. (229.0 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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