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HAMBLEDON GARDENS, HIGH HEATON, NE7

Offers Over £420,000

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Well Presented & Extended Semi Detached Family Home Located Close to Jesmond Dene, Boasting Close to 1800Sq ft, South Facing Lawned Rear Gardens and an Impressive Open Plan Kitchen/Dining and Family Space, Two Great Reception Rooms, Four Bedrooms, Re-Fitted Family Bathroom plus Separate Shower Room, Off Street Parking & Garage!

This great, extended semi-detached family home is ideally situated on the highly sought after Hambledon Gardens. Ideally placed close to outstanding local schooling, Hambledon Gardens also provides easy access to The Freeman Hospital, the local shops and amenities on Newton Road, Paddy Freeman's Park and the delightful Jesmond Dene.

The property is also positioned just a short walk from David Lloyd Leisure Club and Armstrong Bridge providing a direct link by foot into Jesmond. Also located nearby is Heaton Road with its vibrant restaurant scene and cafe culture.

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Placed over two storeys, the internal accommodation comprises: Entrance hall with stairs leading up to the first floor, two good sized reception rooms, the kitchen/diner and access to a separate W.C. To the left of the hallway and overlooking the front aspect is a lovely and private living room with a beautiful feature fireplace, stripped wood floors and walk-in bay window. Adjacent to the living room and to the rear of the property is another good sized reception room, again with feature fireplace and walk in bay overlooking the southerly facing gardens.

To the very rear of the ground floor is an impressive, and extended, open plan living, dining and kitchen space. This excellent space features a bespoke kitchen with a range of fitted wall and base units, granite worktops, integrated appliances and tiled flooring. Steps down from the kitchen space lead to the dining area which benefits from a wonderful vaulted ceiling with 'Velux' windows and three further large windows bringing in lots of natural light, with 'French' doors leading out onto the rear decked seating area.

The stairs then lead up to the first floor landing, which in turn gives access to four bedrooms, a re-fitted family bathroom and separate shower room. To the left of the landing are the four bedrooms, three of which are comfortable doubles with the principle bedroom positioned to the front aspect with walk in bay and fitted wardrobes, a clever and sympathetic extension above the garage has created another great sized double bedroom to the front aspect, again, with walk in bay, with bedroom three and four positioned to the rear of the property. Bedroom three, again a double, also benefits from fitted wardrobes, whilst bedroom four, arguably a double is currently set up as office space but could be utilised as either a bedroom or nursery. To the right of the landing the family bathroom provides a re-fitted three-piece suite with heated towel rail and a separate shower room.

Externally, the property benefits from a hardstanding driveway providing off street parking, which leads to the integral garage. To the rear, is southerly facing, enclosed garden, which is laid mainly to lawn with well stocked borders, trees and shrubs providing privacy. The property also benefits from a raised and decked seating area.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent semi-detached family home simply demands an early inspection and early viewings are deemed essential.



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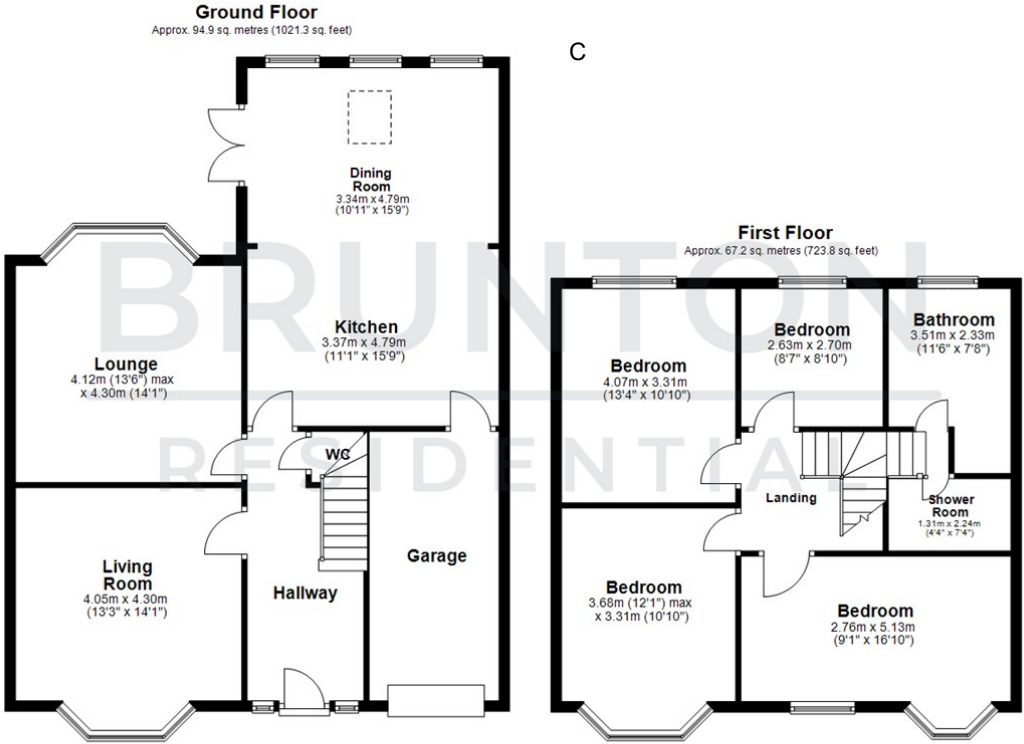
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		