



10 Hazelwood Road  
, Newcastle Upon Tyne, NE13 9DL  
**£4,000 Per Calendar Month**



Trading Places





# 10 Hazelwood Road

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Trading Places are delighted to present this simply stunning individually designed detached house constructed to the highest of standards and fitted with an array of impressive fixtures and fittings together with under floor heating, front and rear balconies, landscaped garden, ample off street parking and garage. Situated on the sought after Hazelwood Road, which comprises of a range of luxury bespoke houses on the Northern fringe of the Newcastle Great Park. The property is conveniently located close to the A1 motorway as well as providing easy access into Central Gosforth with its range of shops, restaurants, bars and coffee shops. There are excellent schools within the area and Newcastle International Airport is approximately 6 miles away.

This superb property is ideally suited for a growing family and offers generous accommodation over three floors. There is a fabulous reception hallway to the ground floor with polished porcelain flooring, a ground floor wc, lovely sitting room with living flame fire and aluminum patio doors leading to the rear garden. The luxury kitchen comprises a range of high gloss finished units incorporating Corian work surfaces, large centre island with breakfast bar and Bosch integrated appliances. The ground floor also comprises a gym which could be used as a second reception and utility room. There is a solid oak staircase leading to the first floor with balcony overlooking the front of the house. There are four double bedrooms to the first floor with the master comprising; a balcony, large dressing room with fitted shelves and cupboards and lavish en-suite bathroom. To the second floor is a further fifth bedroom with en-suite wet room and a cinema room to complete the floor. Externally to the rear is a low maintenance landscaped garden whilst to the front is a double width driveway leading to an integrated garage with electronically operated door.

Contact our branch on 0191-2511189 to arrange your viewing. EPC B.

## Entrance Hallway

20'9" x 16'10" (6.35 x 5.15)

A grand entrance hall with polished porcelain flooring, an open staircase to the first floor and doors to the kitchen diner and living room, garage, gym and downstairs wc.

## Breakfasting Kitchen and Living Room

40'8" x 20'2" (to the longest point) (12.41 x 6.16 (to the longest point))

This fabulous and large open plan room is truly the heart of this home and is ideal for indoor dining and entertaining. Living Room (7.49m x 5.89m) - Living flame effect gas fire and aluminium patio doors to the rear. Breakfasting Kitchen (7.52m x 5.92m) - Fitted with a range of high gloss wall and base units with centre island incorporating Corian work surfaces, single drainer sink unit, built in twin Bosch oven, built in induction hob, combination oven, extractor hood, integrated fridge freezer, polished porcelain flooring and a double glazed window to the rear.

## Utility Room

11'5" x 5'0" (3.48 x 1.53)

Polished porcelain flooring, space for washing machine, double glazed window and fitted cupboards.

## Gym/Reception Two

15'5" x 11'5" (4.72 x 3.48)

Double glazed window to the front and laminate flooring.

## Downstairs WC

11'4" x 4'9" (3.46 x 1.46)

Low level wc, wash hand basin, set in vanity unit, tiled walls, extractor fan and polished porcelain flooring.

## First Floor Landing

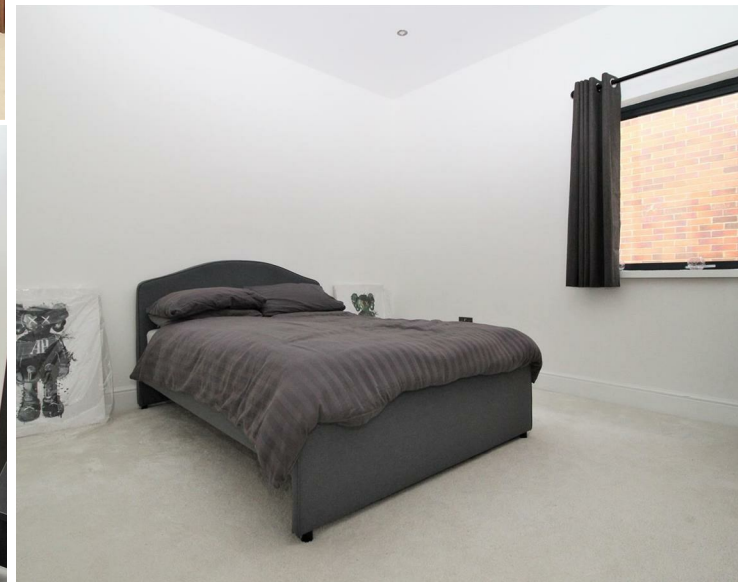
Doors off to bedroom one, bedroom two, bedroom three, bedroom four, bathroom and double glazed French doors leading onto the balcony.



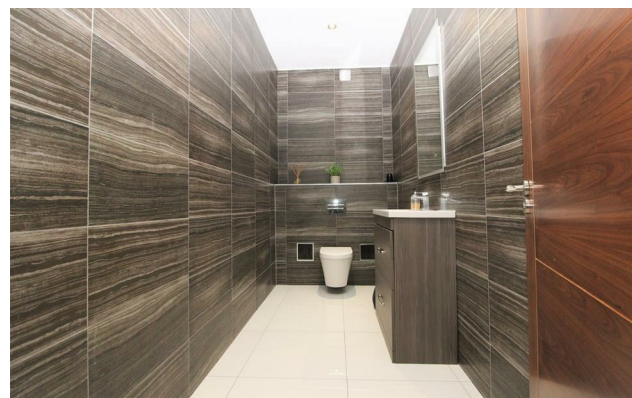
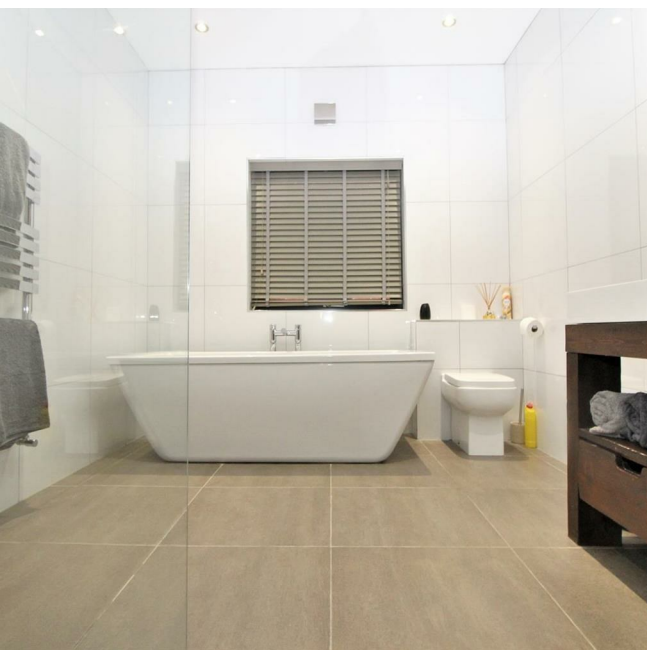




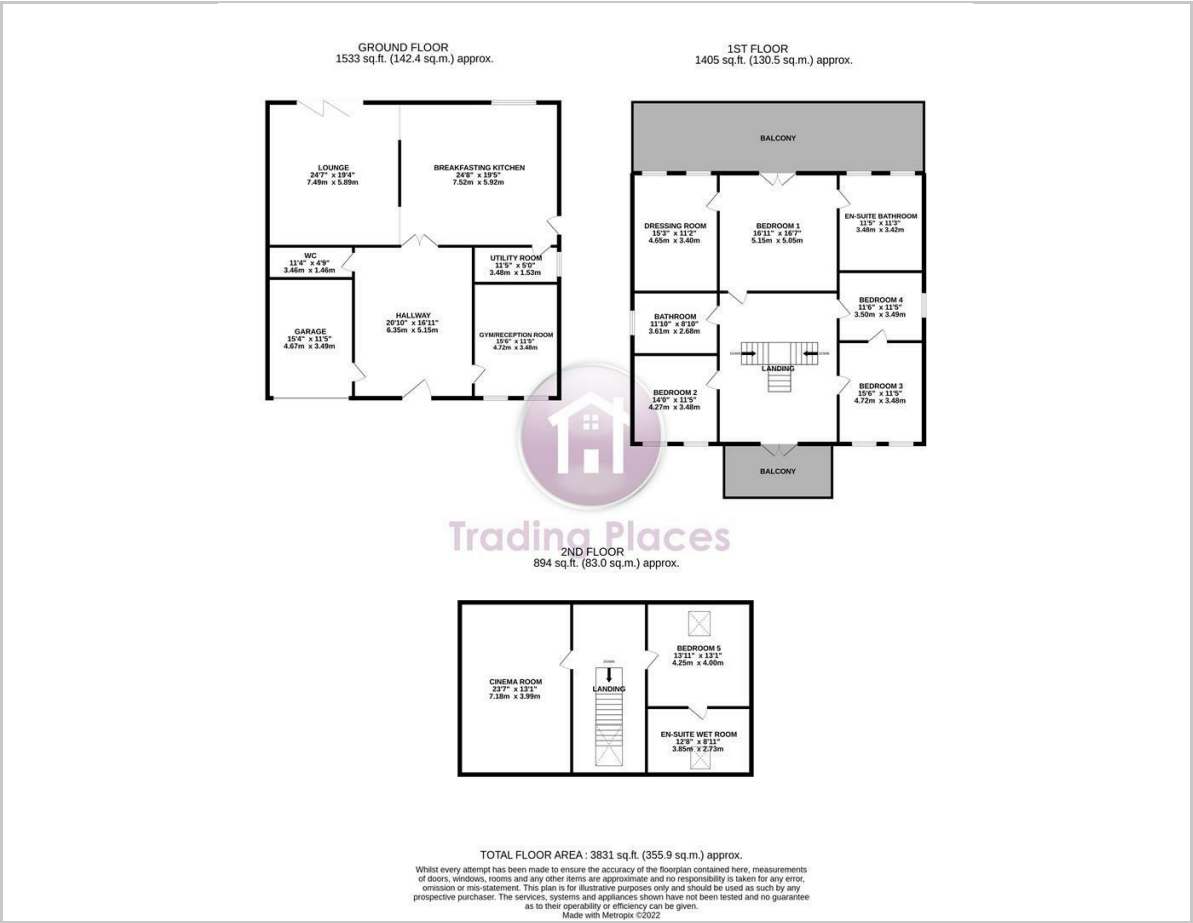








Floor Plan

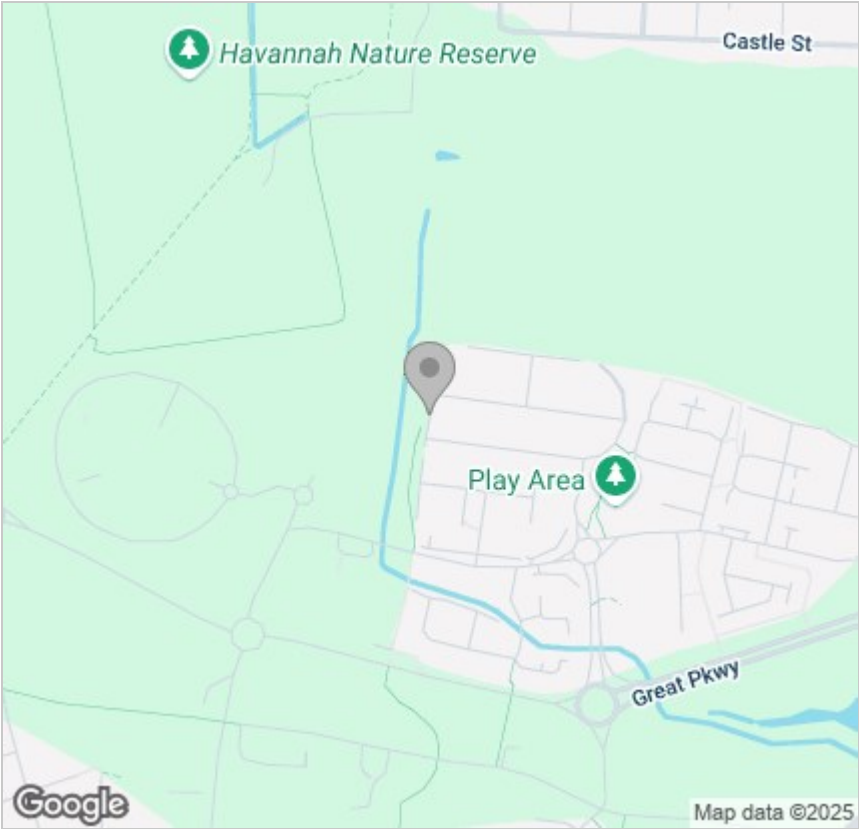


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

