

Low Fell | Gateshead | Tyne & Wear

2 Heathfield Place





Accommodation in Brief

Ground Floor

Entrance Porch | Entrance Hallway | WC | Sitting Room
Kitchen/Diner/Conservatory

First Floor

Principal Bedroom with En-Suite and Dressing Room
Second Bedroom with Seating Area | Two Further Double Bedrooms
Family Bathroom

Second Floor

Double Bedroom | Shower Room





The Property

Set within an exclusive Low Fell development, 2 Heathfield Place is defined by its sense of space — both inside and out. Sitting on a generous plot at the end of a quiet cul-de-sac, the house is positioned to take full advantage of its surroundings, with a raised terrace overlooking a sweeping lawn enclosed by mature trees. Inside, the proportions are equally impressive, with open living spaces that transition naturally to the garden. A home that feels private yet remains well situated for local amenities and transport links.

The entrance hall immediately sets out the generous proportions of the home, providing a practical divide between the main living spaces. Both the sitting room and open-plan kitchen feature French doors that lead directly onto the terrace, while a conservatory provides an additional vantage point to take in the greenery year-round. Comfortably sized for family relaxation, the sitting room spans the full length of the house with a dual-aspect design that makes the most of the garden views.

Stretching across the rear of the property, the kitchen, dining, and family room provide a spacious, informal setting suited to both daily life and entertaining. The area leads into a conservatory, a bright and versatile space with views over the garden. Two sets of French doors provide convenient access to the sun terrace, making outdoor dining and relaxation easy.





The kitchen is designed for ease of use, with sleek white cabinetry paired with tasteful granite worktops. A central island offers additional storage and preparation space, while integrated appliances include a Rangemaster stove, dishwasher, and microwave. The room also links directly to the integral double garage, which is fitted with electric doors and incorporates a dedicated utility area with storage units, a sink, and laundry plumbing. A WC and storage cupboard in the hall complete the first floor.

The first floor continues the home's well-planned layout, centred around a spacious principal suite with a generous dressing room and en-suite bathroom. Of the four additional bedrooms on this level, one benefits from its own Juliet balcony, while another enjoys an adjoining family room, offering a versatile space for relaxation or study. Each bedroom includes fitted wardrobes, ensuring ample storage for family or guests. A well-appointed family bathroom completes this floor.



The second floor features a luxurious shower room, and a spacious, adaptable room complete with fitted storage cupboards, that is currently serving as the fifth double bedroom. This versatile space could be adapted to suit your needs, whether as a study, or additional living area.







Externally

The rear garden is a standout feature — secluded, well-established, and designed to make the most of its generous proportions. A sweeping lawn is framed by mature trees and planting, creating a natural sense of privacy. The raised, multi-level terrace extends from the house, offering various spots to sit and take in the surroundings, whether for morning coffee or summer dining. Its elevated position provides a clear and sunny vantage point over the garden. Two large metallic sheds provide ample storage for gardening tools and outdoor equipment, keeping the space practical as well as picturesque.

To the front, a large driveway provides off-street parking for several vehicles and leads to the double garage.

Local Information

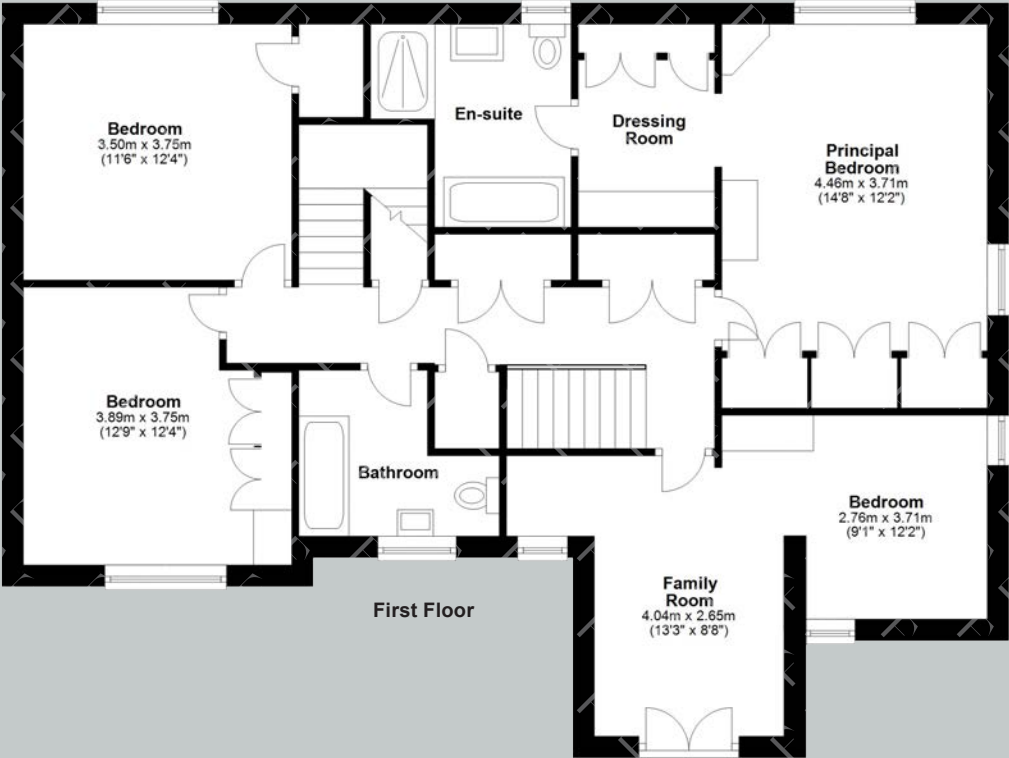
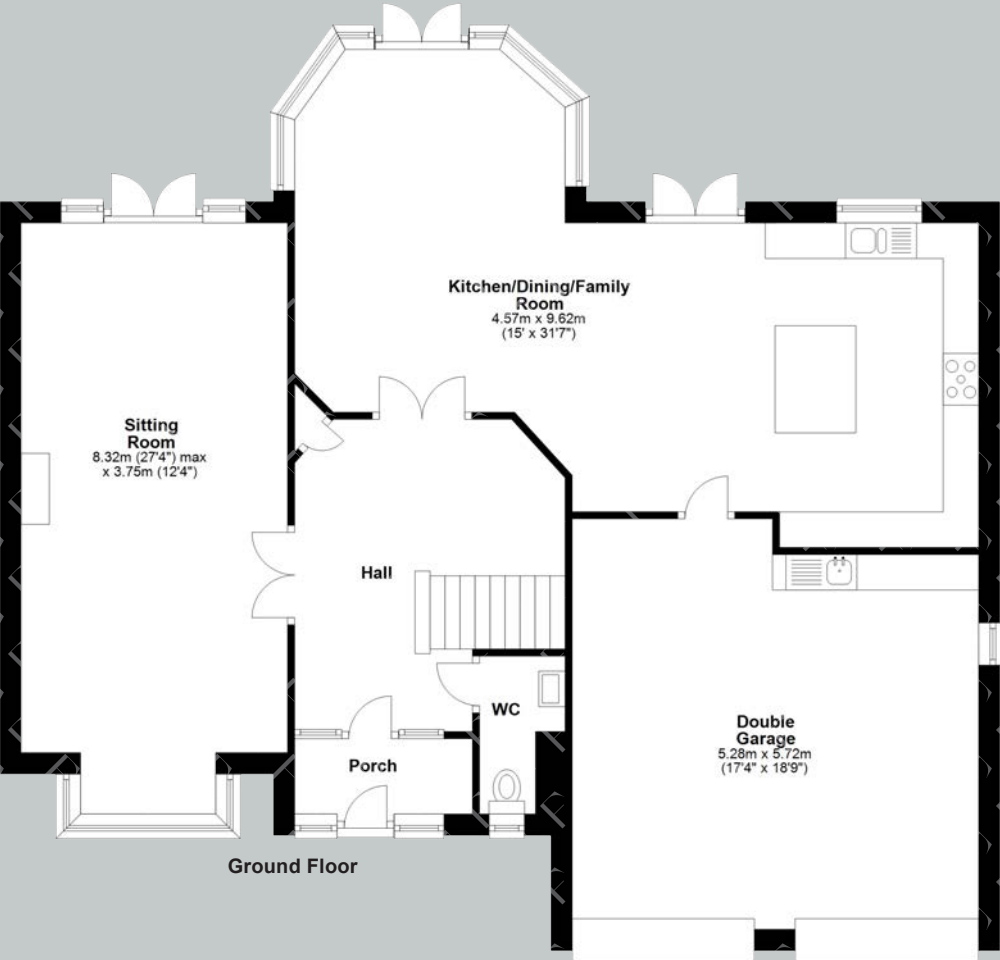
Low Fell is a sought-after suburb of Gateshead, offering a vibrant community feel with excellent amenities, schools, and transport links. The area is well-served by a variety of independent shops, cafés, and restaurants, along with popular pubs such as The Coach House and The Black Horse. Saltwell Park, one of the region's most celebrated green spaces, is just a short distance away, providing scenic walks, a boating lake, and a Victorian-era parkland setting.

The suburb benefits from excellent schooling options, with well-regarded primary and secondary schools, including Kells Lane Primary School and Cardinal Hume Catholic School. For private education, Newcastle High School for Girls and Dame Allan's Schools are within easy reach.

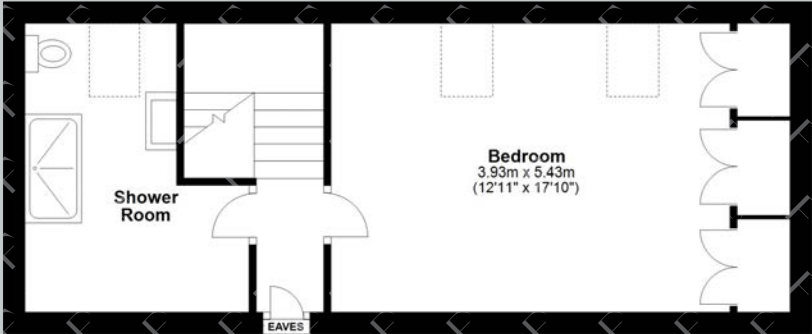
Transport connections are highly convenient, with easy access to the A1(M) for commuting to Newcastle, Durham, and beyond. Regular bus services connect Low Fell to Gateshead Interchange and Newcastle City Centre, while Newcastle Central Station offers direct rail links to London, Edinburgh, and other major cities. Newcastle International Airport is also easily accessible for national and international travel.



Floor Plans



Second Floor



Total area: approx. 279.8 sq. metre (3011.3 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, drainage, gas and water. Gas central heating.
Solar PV Panels.

Postcode

Council Tax

EPC

Tenure

NE9 5AS

Band G

Rating A

Freehold

Viewings Strictly by Appointment

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