



# Alexander Hudson Estates

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Sales Particulars

Newlands Avenue

Melton Park

NE3 5PU





Alexander Hudson Estates are thrilled to introduce this bright and spacious, four-bedroom, semi-detached family home situated in the stunning and sought after Melton Park Estate, NE3.

Immaculately presented and maintained throughout, the property briefly comprises of an entrance hallway, living room and spacious kitchen diner with sunroom and separate utility room. On the first floor lies a family bathroom and four generously sized bedrooms, the primary of which benefits from an En-suite shower room. Externally, the front of the property benefits from a well maintained garden and a spacious driveway which can easily accommodate multiple vehicles and provides access to the attached garage. A sunny, landscaped garden sits to the rear with a fully insulated log cabin/ home office with fitted electrics.

The property is ideally located and within easy walking distance to local schooling and transport links including Regents Centre Metro Station providing easy access into Newcastle City Centre and the Coast. Local supermarkets and Gosforth High Street lie just a short drive away from the property.

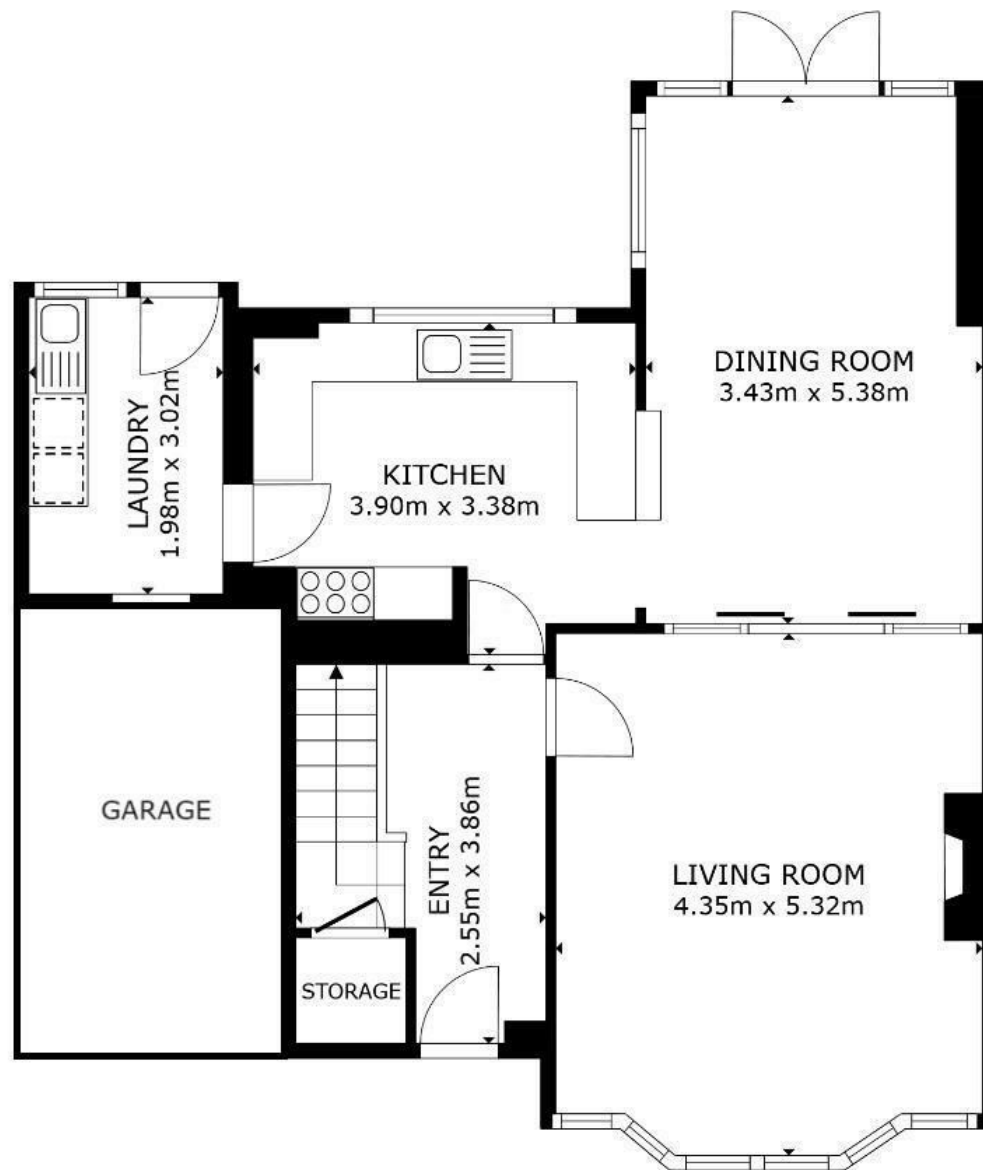


Tenure: Freehold Council tax band: E EPC Rating: C









## GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 71.4 m<sup>2</sup> FLOOR 1 78.3 m<sup>2</sup>  
TOTAL : 149.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.