

ALEXANDER HUDSON

Estates

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Charles Avenue, Forest Hall, NE12 7JX

Description

Alexander Hudson Estates introduces to market this immaculately presented, three-bedroom detached bungalow, situated on a quiet residential street in the sought-after Forest Hall. This property offers plenty of living space which has been aided by a significant extension to the rear. Briefly comprising of an entrance porch, hallway, living room, fully integrated galley kitchen, spacious second reception room, utility area and a family shower room. There are three bedrooms in total, with the master bedroom benefitting from a large bay window. A double driveway lies at the front offering ample off-street parking whilst a spacious and low maintenance garden sits at the rear creating the perfect place to enjoy the warm summer months.

The property is just a five-minute walk from Forest Hall's High Street, which includes a Sainsbury's Local, numerous eateries, a local pub and a pharmacy. There are two primary schools located close by, whilst Benton Metro Station is a twenty-minute walk away, with the property sitting just off a bus route. This gives easy access to Quorum, Balliol, and Gosforth Business Parks, as well as Tyneview Park. Springfield Park, with its Community Centre and Tennis Club, is also a short walk from the property.

A large supermarket is a three-minute drive away, whilst The Killingworth Centre (anchored by a large Morrison's supermarket), and the White Swan Centre (which includes a Doctors' surgery, an activity hall, a cafe and Killingworth Library) is a five-minute drive away. The Lakeside Centre is also close by, a leisure centre which offers a swimming pool, indoor sports courts, a gym and a soft play for children.

- **Immaculately presented, substantially extended bungalow**
- **Walking distance to Forest Hall High Street, shops and transport routes**
- **With front and rear gardens in a private cul-de-sac location**
- **Available to purchase with no upward chain**

Briefly Comprising of:

Entrance Porch

An ideal place to store coats and shoes away from the main areas of the home. The utility room and hallway can both be accessed from the porch.

Hallway

Bright and welcoming with a beautiful wood effect flooring, the entrance hallway gives access to the family shower room, master bedroom, bedroom two and the living room.





Living Room

A dark wood effect floor and fireplace create a cosy feel whilst alcoves either side of the chimney breast offer up the perfect place for shelving storage. A two-piece sofa suite would fit nicely with plenty of room for additional furniture.

Kitchen

Leading on from the living room is the immaculately presented and fully integrated galley kitchen with ceiling spotlights, oak effect counter-tops, white cabinets and wall tiles.

Second Reception Room

Located at the rear of the property and accessed via the kitchen, the substantial extension offers up plenty of extra living space with multifunctional purpose. Offering panoramic views of the back garden whilst also flooding the room with natural lighting, this area would be ideal for dining.

Utility Room

Accessed via the entrance porch, the utility room has low level cabinets and countertops with plenty of space available for appliances such as a wash dryer and chest freezer.

Master Bedroom

Located at the front of the property, the master bedroom benefits from a beautiful bay window which instantly creates a warm and homely feel to the room. Plenty of space available for a double bed and furniture.

Bedroom Two

Situated at the front of the property, bedroom two can accommodate a single bed and furniture.

Bedroom Three

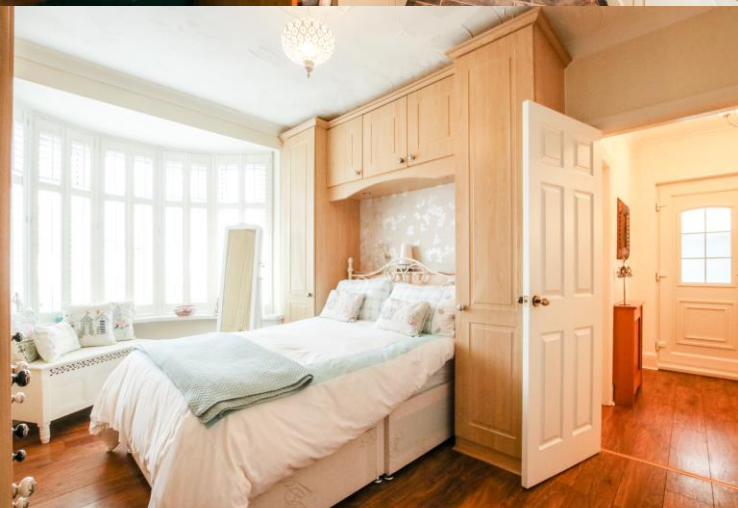
Currently being utilised as an office space, bedroom three lies at the rear of the property and is the perfect size for a single bed and furniture.

Family Shower Room

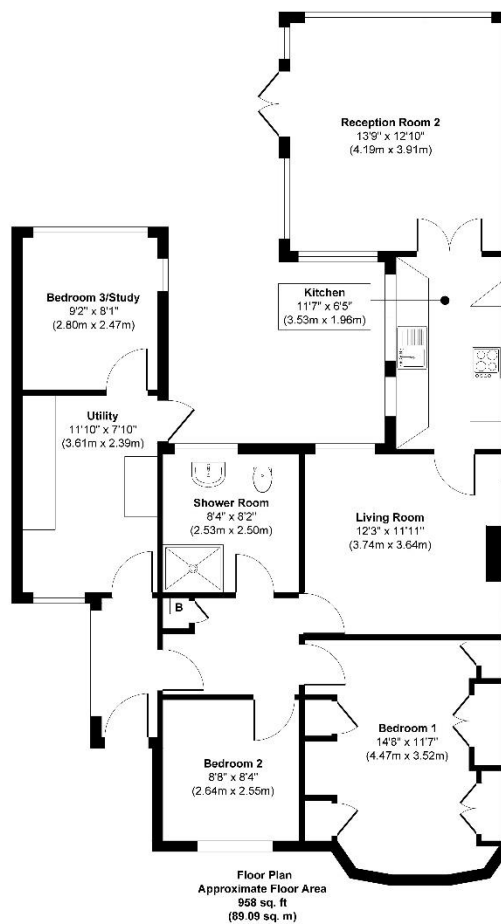
Bright and modern, the newly fitted family bathroom has beautiful soft stone tiling on both the floor and ceiling. Comprising of a large walk-in shower, heated towel radiator and fully integrated WC and hand wash basin with cabinet storage.

Gardens

A double driveway lies at the front of the property providing off-street parking. The spacious rear garden is fully encompassed by a tall wooden fence offering a high level of privacy. A mix of paving, stones and mature shrubbery makes the garden extremely low maintenance whilst also providing the ideal place to enjoy the warm summer months and al fresco dining.







Approx. Gross Internal Floor Area 958 sq. ft / 89.09 sq. m

Produced by Elements Property

Tenure: Freehold

Council tax band: B

EPC Rating: tbc