







- **Detached House**
- **Off Street Parking**
- **Ground Floor WC**
- **Sought After Location**
- **Video Tour Available**
- **Four Bedrooms**
- **Open Plan Kitchen/Diner**
- **En-Suite Facility**
- **Close To Local Amenities**
- **MUST BE VIEWED**







\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/i5K8DGLelxc> \*\*

Jan Forster Estates are delighted to welcome to the market this beautiful extended detached family home positioned on the highly sought after Greenlee Drive, within the Haydon Grange estate. The property is close to a wealth of local amenities and great transport links including the nearby Coast Road, Central Motorway, and the A1 as well as being very close proximity to the local nature reserve and within walking distance of Paddy Freemans, Jesmond Dene, Freeman Hospital, and The DWP.

Briefly comprising to the ground floor:- entrance vestibule, ground floor WC, lounge with bay window, open plan kitchen/diner with breakfast bar and fitted wall and floor units, utility room, study and extended sun room. Off the landing to the first floor, there are four good-sized bedrooms; bedroom one with an en-suite shower room, and there is also a stylish three piece family bathroom WC. The property also benefits from double glazing throughout, ample storage and under floor heating on the ground floor.

Externally, there is a driveway providing off-street parking for multiple vehicles and a lawned garden to the front. To the rear there is a well stocked south-westerly facing garden with a patio area, an ideal space for entertaining during those long summer nights.

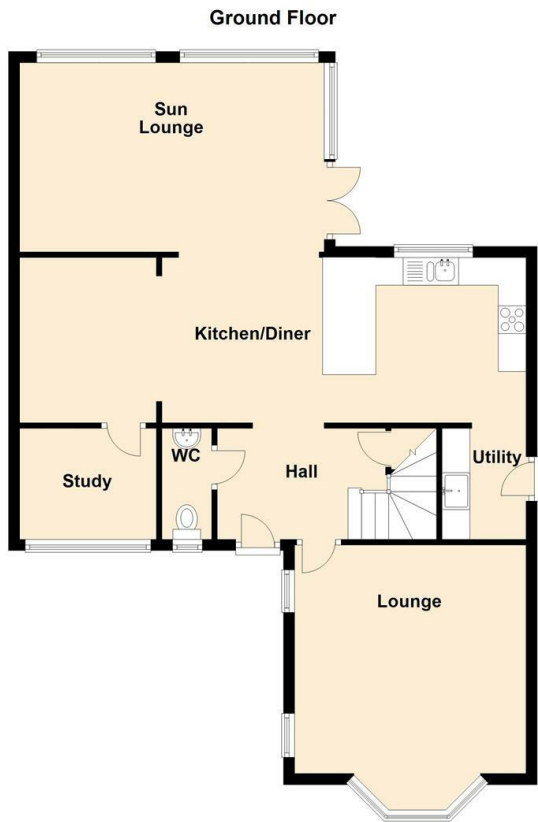
We anticipate an extremely high level of viewings on this fantastic property. For more information and to book your viewing, please call our High Heaton sales team on 0191 270 1122.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*E\*





- Lounge 13'10" x 11'6" (4.22 x 3.52)
- Dining Kitchen 29'10" x 9'4" (9.10 x 2.87)
- Sun Room 16'8" x 10'3" (5.10 x 3.14)
- Study 8'1" x 7'3" (2.48 x 2.22)
- Bedroom One 13'11" x 11'10" (4.25 x 3.62)
- Bedroom Two 12'8" x 9'3" (3.87 x 2.82)
- Bedroom Three 9'10" x 9'10" (3.00 x 3.01)
- Bedroom Four 15'8" x 6'8" (4.78 x 2.05)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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