



13 Heathwood Avenue, Whickham, NE16 5UZ

Offers In The Region Of £399,950



- Detached Family Home
- Accommodation Over Three Floors
- Extension With Raised Decking Terrace
- Modern Fitted Kitchen
- EPC Rating D
- Views To The Rear Aspect
- Garage & Driveway Parking
- Master Bedroom With En-Suite
- Highly Regarded Location
- Viewings Highly Recommended

## THE PROPERTY

An extended detached family home with stunning views to the rear aspect...

Bell Estate Agents are pleased to welcome to the market this extended and much improved detached family home situated within the highly regarded Heathwood Avenue at the base of the cul-de-sac. Located on an excellent plot which offers panoramic views across The Derwent Walk to the rear aspect this established family dwelling offers substantial living space for growing and established families. The internal accommodation briefly comprises of an entrance lobby leading to a hallway with stairs to the first floor. Leading on from this is a lounge and recently upgraded modern fitted kitchen with a range of wall/base units, open access to the dining area, vertical radiator, spotlight lighting and some integrated appliances. Completing the ground floor layout is a garden room style extension with both living area and dining space. Bi-folding doors also provide access out onto a raised terrace again with beautiful views. Moving upstairs to the first floor there are three bedrooms, two of which are double size rooms. The master of which has fitted wardrobes and a modern-ensuite shower room. Completing the layout to this level is a landing space also used a home office and white family bathroom, with three piece suite and spotlight lighting. Moving upstairs to the third floor the property has an annexe style bedroom with it's own shower, heated towel rail Velux window and two further dual aspect windows with views. There is also an additional attic room to this level.

Externally there is an enclosed mature sloping gardens to the rear aspect with mature trees/shrubbery, multiple seating areas, lawned section, storage to one side and well stocked borders. Providing the ideal space to enjoy the summer months. Parking is provided via a single garage and double driveway

