



Dovedale Gardens, High Heaton
Offers in excess of £320,000

**JACK
HARRISON
ESTATES**

VIEWING RECOMMENDED

A STUNNING 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE DOVEDALE GARDENS, HIGH HEATON.

The property is conveniently situated for access to a wealth of amenities including The Freeman Hospital, Paddy Freemans Park and Cragside Primary School.

The accommodation comprises: Entrance hall, lounge, a dining kitchen and utility room. To the first floor, there are 3 bedrooms and a luxury family bathroom/WC.

Additional benefits include gas central heating and double glazing.

Externally, there is a 3 car driveway to the front and a south facing garden to the rear.

Entrance hall: Double glazed entrance door, staircase to first floor, built in cupboard, coving to ceiling, tiled floor and radiator.

Lounge: 14'5 into bay x 12'2 into alcoves: Double glazed bay window to the front, alcoves, coving to ceiling, telephone and television points, log burning stove, double radiator, laminate floor and an archway to the dining kitchen.

Dining kitchen: 13'0 x 18'9 into alcoves: Fitted with a range of wall and base units, work surfaces, Belfast sink, built in electric oven and hob, extractor hood, combi boiler, double radiator and double glazed window to the rear.

Utility room: 9'8 x 7'7: Wall and base units, work surfaces, space for washing machine and dishwasher, radiator, door to the garage, double glazed window to the rear and double glazed door to the rear.

Conservatory: 11'3 x 8'6: Double glazed windows to the rear and side, laminate floor and double glazed French doors to the garden.

First floor landing: Stained glass feature window to the side, coving to ceiling, dado rail, carpet and access to the roof space via loft ladder.

Bedroom 1: 15'3 into bay x 9'8: Double glazed bay window to the front, built in wardrobes, carpet and radiator.

Bedroom 2: 12'1 x 11'0 into alcoves: Double glazed window to the rear, alcoves, carpet and radiator.

Bedroom 3: 9'3 x 7'7: Double glazed window to the front, coving to ceiling, radiator and laminate floor.

Bathroom/WC: 7'7 x 7'3: White 4 piece suite comprising a roll top bath, step in shower cubicle with rainfall shower, hand basin and WC. Part tiled walls, heated towel rail, spotlights, extractor fan and double glazed frosted window to the side.

Front garden: 3 Car driveway

Rear garden: Laid mainly to lawn with a decked patio, paved walkways and fenced boundaries.

Garage: Attached.



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