



# 8 Connaught Gardens

Forest Hall







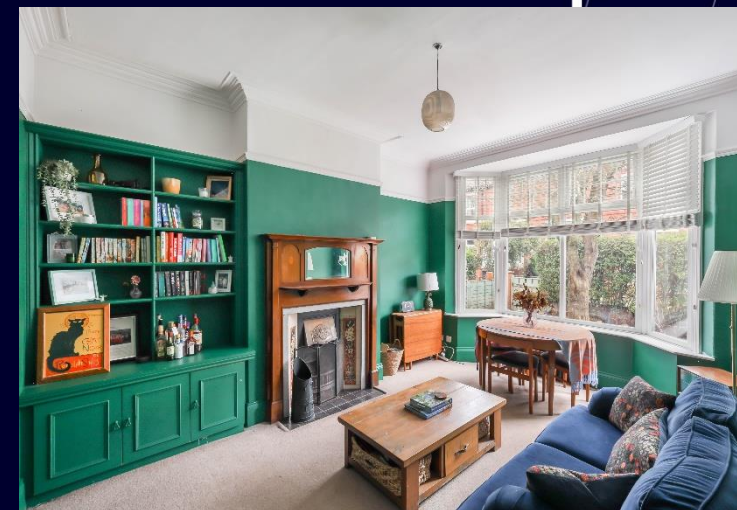
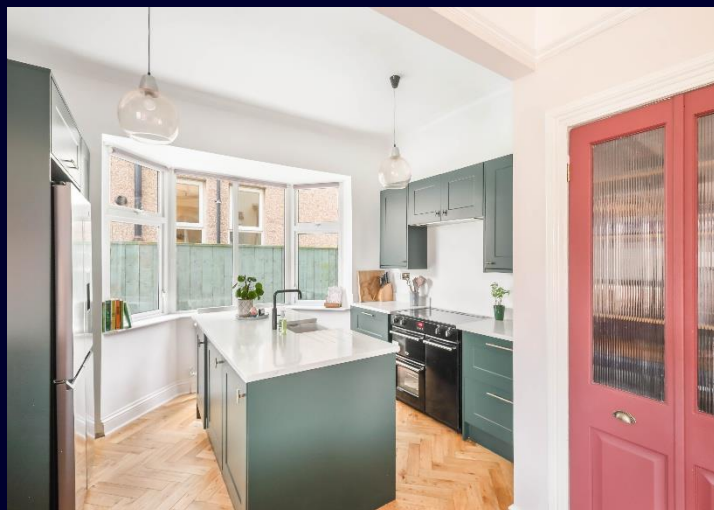
## 8 Connaught Gardens, Forest Hall, NE12 8AT

Tastefully Refurbished & Beautifully Presented Semi Detached Family Home Boasting Four Bedrooms, Contemporary Family Bathroom, Stunning Open Plan Kitchen/Dining & Living Room, Utility, Sitting Room and Generous Front & Rear Gardens!

The property enjoys a prime position on the pedestrianised street of Connaught Gardens, Forest Hall. Connaught Gardens, situated just off Station Road, is perfectly placed to the local shops, amenities and transport links of Station Road, whilst also being only a short walk from Benton Metro Station and outstanding local schooling. The property is situated close to wonderful open green spaces and Springfield Park recreation grounds which is ideal for those with young families.

The property has undergone a significant refurbishment since the existing owners purchased and now offers a fantastic family home set out over two floors.

The internal accommodation comprises: Entrance hallway with feature tiled flooring and staircase leading up to first floor | Understairs store | Generous front sitting room with open fireplace, feature bay window and alcove storage | To the rear is a highly impressive open plan kitchen/dining & living room | The kitchen has been refitted to a high standard with a range of modern cabinetry/worktops, integrated appliances throughout and central island with breakfast bar | The living space enjoys a log burning stove and glazed bifold doors onto the rear garden | Separate utility room | Ground floor WC.





The staircase then leads up to the first floor landing and onto four bedrooms | The principal bedroom is positioned to the front and benefits from a large double room with fitted wardrobes | Bedroom two is a further comfortable double, again with fitted storage | Bedrooms three/four are smaller double rooms | Family bathroom with contemporary three piece suite.

Externally, the property is approached down a pedestrianised street and is accessed into the front garden, laid partially to lawn and partially to a paved walkway | The rear gardens are generous in size and are also laid partially to lawn and a paved patio terrace with a newly installed decked terrace | A roller shutter door offers potential for off street parking for one vehicle to the rear, with further on street parking available.

With newly installed double glazed windows throughout, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this wonderful family home!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band C | EPC: Rating TBC

Price Guide: Offers Over £385,000









# SANDERSON YOUNG

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