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RESIDENTIAL

WESTWOOD GARDENS, NEWCASTLE UPON TYNE, NE3

Offers Over £300,000

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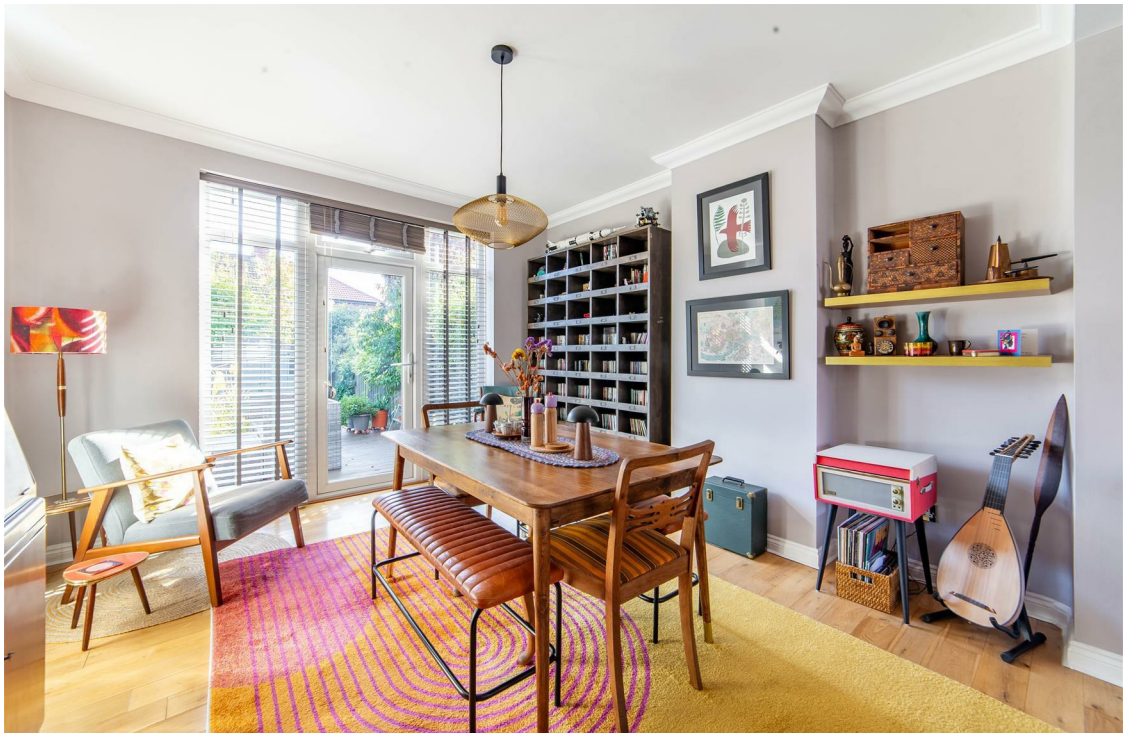

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Stunning and beautifully presented three-bedroom semi-detached home, offering a high standard of finish throughout, an impressive full-width kitchen extension, versatile reception accommodation, generous driveway and beautifully maintained east-facing rear garden with substantial decking.

This superb home has been thoughtfully presented throughout, with a particularly impressive modern kitchen extension forming a fantastic feature of the property. The open-plan dining area provides an excellent setting for entertaining and family life, with direct access onto the rear garden, whilst the stylish lounge benefits from a westerly aspect and attractive evening sunshine. A further reception room, currently arranged as a bar and seating area, provides excellent flexibility for modern living. To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom currently utilised as a music room. The generous contemporary family bathroom further complements the accommodation, whilst the rear garden provides an attractive outdoor space with substantial decking and an east-facing aspect.

Westwood Gardens is situated within the popular residential area of Kenton, positioned close to a range of everyday amenities and well-regarded local schools and Kingston Park, where a wide range of shopping and leisure facilities can be found. The nearby Kenton Dene provides attractive woodland and open green space, while the surrounding Gosforth area offers further amenities, cafés, restaurants and leisure facilities. Excellent transport links, including regular bus services and nearby Metro stations at Fawdon and Kingston Park, that provide convenient access into Newcastle.

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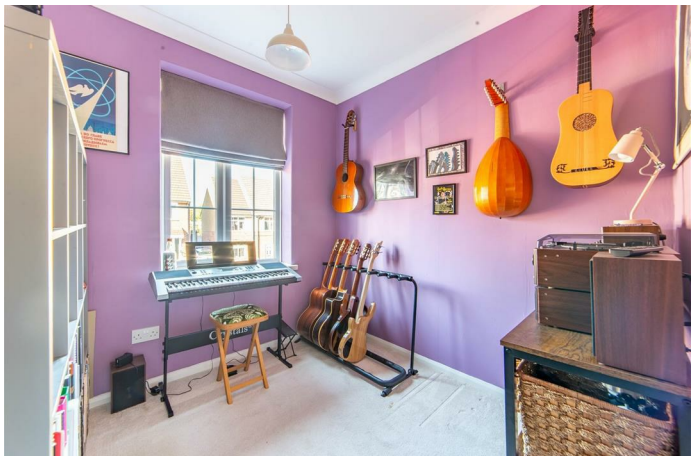

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The internal accommodation comprises: a welcoming entrance hallway providing access to the principal ground-floor accommodation, including the lounge, further reception room and impressive open-plan kitchen and dining space. The well-presented lounge benefits from a square-style window overlooking the front, with its westerly aspect providing excellent natural light and attractive evening sunshine. A further reception room is currently arranged as a bar and seating area, providing a versatile additional space which could readily be adapted to suit the needs of a new owner, whilst useful under-stairs storage is also provided.

To the rear is the open-plan dining area, creating a particularly sociable space for family life and entertaining, with doors opening directly onto the rear garden and decking. The impressive kitchen occupies the former garage and extends across the full width of the property, having been fitted to a high modern standard with a good range of integrated appliances. Several skylights provide excellent natural light, creating a bright and inviting space.

To the first floor are three well-proportioned bedrooms and a generous modern family bathroom. The principal bedroom overlooks the rear garden and provides ample space for a double bed and additional storage, whilst the second bedroom benefits from a lovely bay window and similarly generous proportions. The third bedroom is currently utilised as a music room but would also lend itself well to use as a home office, guest room or single bedroom. The family bathroom is particularly spacious and features a separate shower enclosure with rainfall shower, three-piece suite, large wash hand basin and two east-facing windows providing plenty of natural light.

Externally, the property benefits from a good driveway to the front and is situated on a quiet road, with vehicle access to the school at the bottom of the road restricted. To the rear is a beautifully maintained east-facing garden with a generous decking area, providing ample space for outdoor furniture and entertaining. The garden enjoys good morning sunshine and remains an attractive outdoor space throughout the day.

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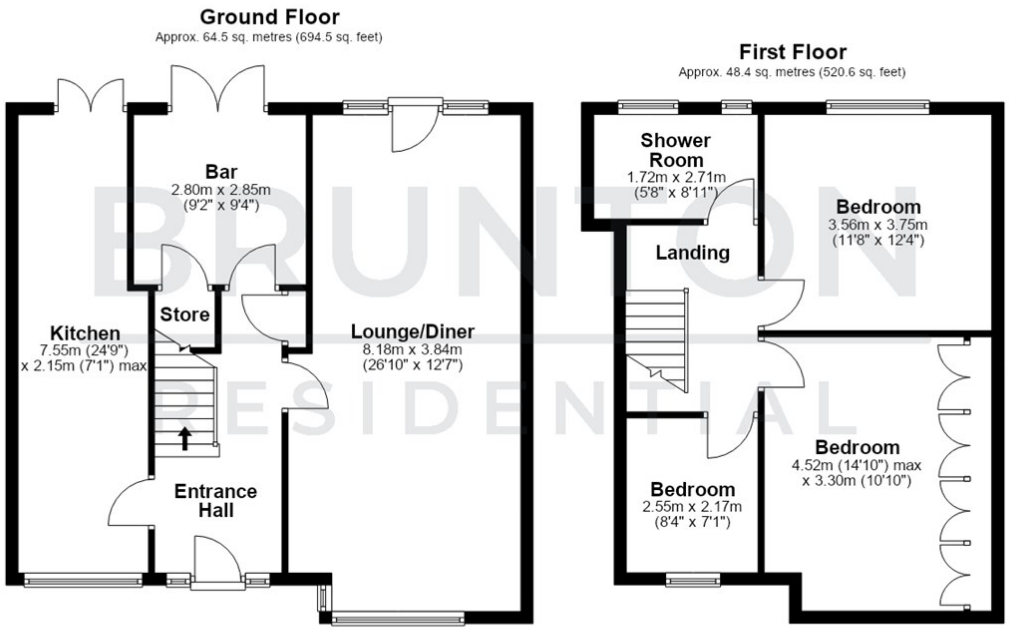
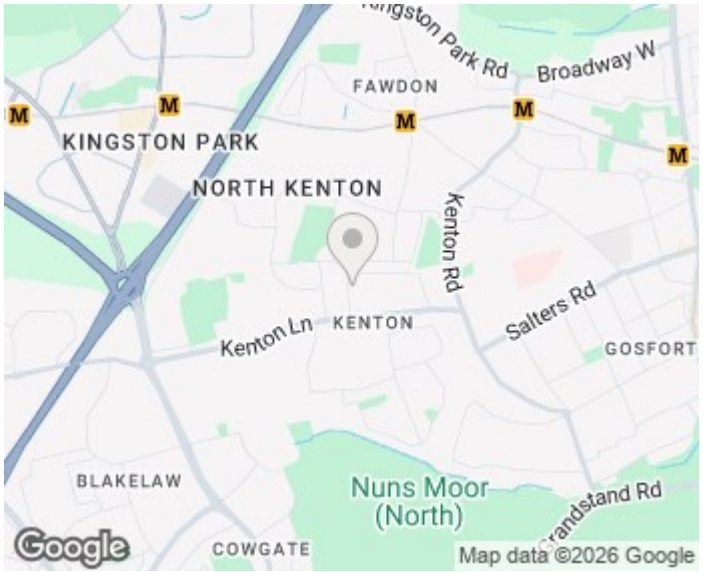
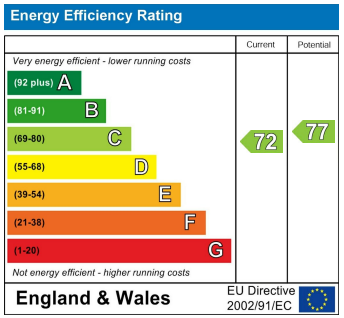
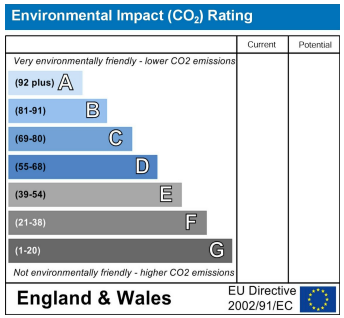
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 112.9 sq. metres (1215.1 sq. feet)