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**HAZELWOOD ROAD, GREAT PARK, NE13**

Offers Over £750,000


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Exceptional detached family home occupying a highly desirable position within Newcastle Great Park, offering substantial and beautifully presented accommodation throughout.

The property benefits from a formal lounge with feature media wall, an outstanding open plan kitchen, dining and family room with central island and garden room extension, utility room, ground floor shower room, five well proportioned bedrooms, two en-suite shower rooms and a luxurious family bathroom. A dedicated dressing room serves the principal suite, whilst one of the additional bedrooms benefits from access to a private balcony. The generous room proportions, high quality finishes and versatile layout make this a superb family home. Externally, the property enjoys a double width driveway, integral double garage and a beautifully landscaped south-facing rear garden with manicured lawns and attractive seating areas.

Great Park remains one of Newcastle's most sought after residential locations, offering highly regarded schooling, local shops, cafés and excellent leisure facilities. The area also benefits from convenient access to Newcastle city centre, Newcastle International Airport and major road links including the A1.

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The internal accommodation comprises: a welcoming entrance hallway with Amtico flooring and solid oak staircase rising to the first floor landing. Positioned immediately to the left is an elegant formal lounge, benefitting from a large bay window to the front elevation and a contemporary media wall creating an attractive focal point. The room is beautifully presented throughout and offers a comfortable space for relaxation. To the rear of the property lies the true heart of the home, an outstanding open plan kitchen, dining and family room extending across much of the rear elevation. This impressive space has been thoughtfully designed for modern family living and entertaining, featuring an extensive range of contemporary wall and base units, generous worktop space, integrated appliances and a substantial central island. The dining and family area enjoys excellent natural light through multiple windows, bi-fold doors opening onto the rear garden and a delightful garden room extension providing an additional seating area overlooking the grounds. Leading from the kitchen is a useful utility room offering further storage and appliance space, together with access to a stylish ground floor shower room with WC. The utility room also provides internal access to the integral double garage, adding excellent practicality for day-to-day family living.



To the first floor, the landing provides access to five well proportioned bedrooms and the family bathroom. The principal bedroom suite is particularly impressive, enjoying generous proportions, a dedicated dressing room with fitted storage and a contemporary en-suite shower room. A second bedroom also benefits from en-suite facilities, whilst a third bedroom enjoys direct access onto a private balcony overlooking the front elevation, creating a unique feature rarely found within modern family homes. The remaining bedrooms are all well sized and are served by a luxurious family bathroom, beautifully appointed with a freestanding bath, walk-in shower, wash hand basin and WC.



Externally the property benefits from solar panels and battery along with an EV charge point, occupies a generous plot with a double width driveway providing ample off street parking to the front. To the rear is a beautifully maintained south facing garden, featuring manicured lawns, established planting, attractive paved seating areas and mature borders. The gardens have been thoughtfully landscaped to create a wonderful outdoor environment for entertaining, relaxing and family enjoyment.

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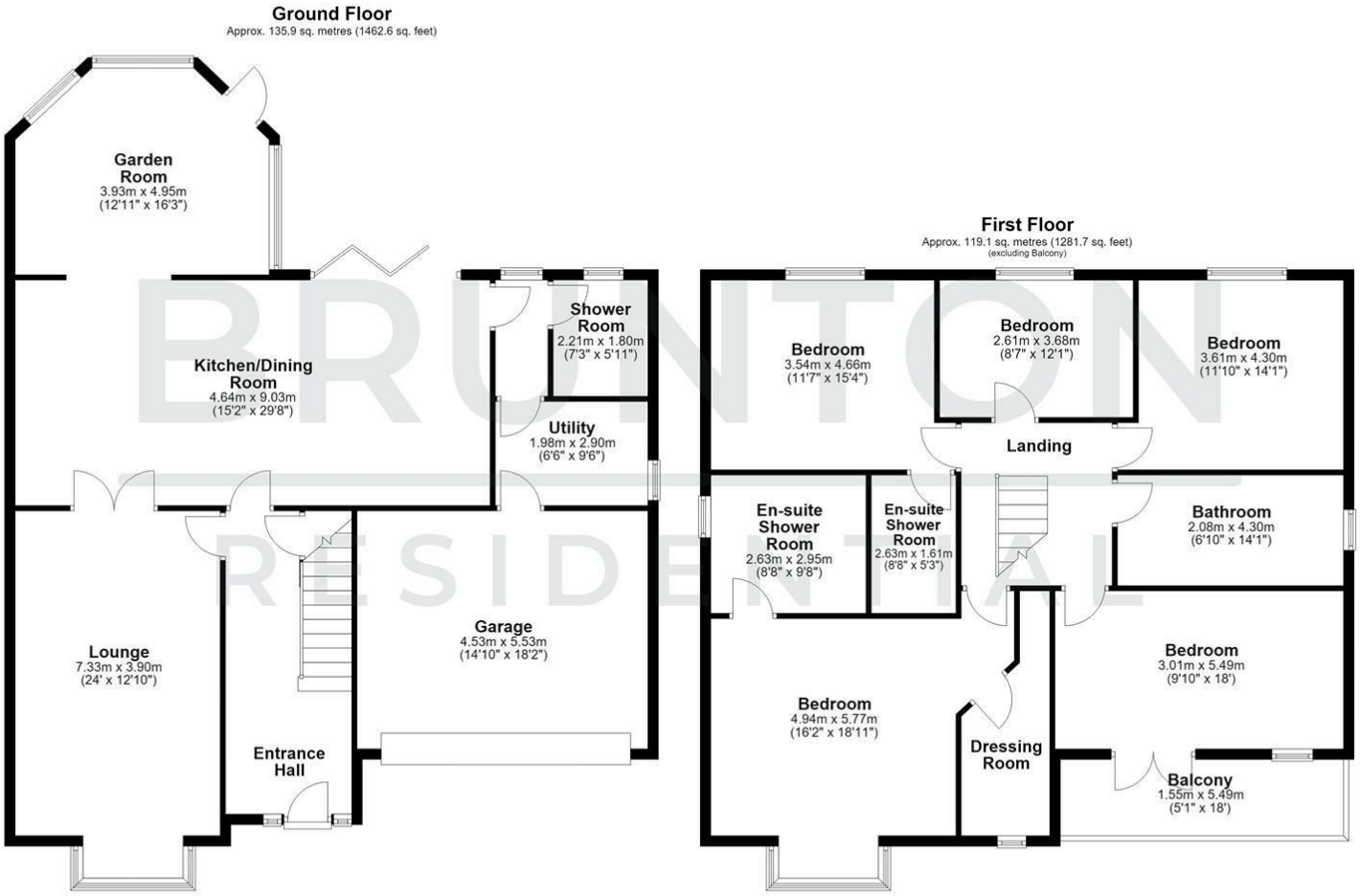
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : A




Total area: approx. 254.9 sq. metres (2744.2 sq. feet)

