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GOLDCREST ROAD, ABBEY HEIGHTS, NE15

Offers Over £450,000

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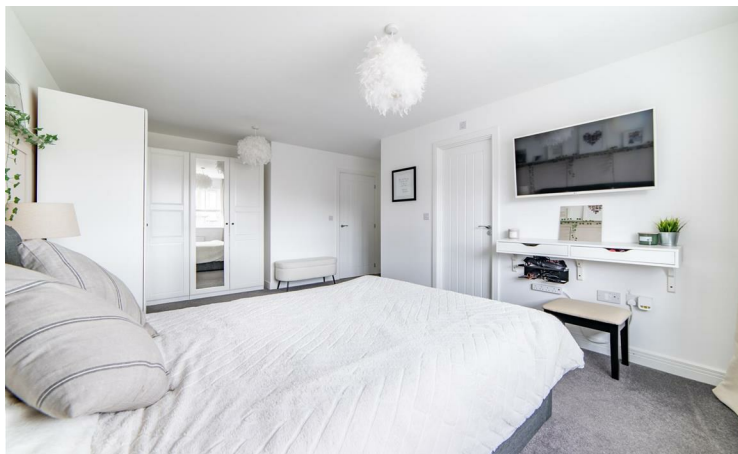
Stunning Bellway Acacia, forming part of the sought after Artisan Collection at Abbey Heights, offering spacious, modern accommodation perfectly suited to contemporary family living. Enhanced by a number of high quality upgrades, the property stands out from many comparable new build homes within the development.

A particular highlight is the impressive open plan kitchen, dining and family space, complemented by a stylish living room featuring a bespoke media wall. Four bedrooms provide excellent family accommodation, including two with en-suite facilities, while externally the beautifully landscaped south-facing garden offers a fantastic outdoor environment for entertaining and everyday enjoyment.

Goldcrest Road is situated within the popular Abbey Heights development, providing convenient access to local amenities, well-regarded schooling and transport links. The location remains highly desirable for families and professionals seeking modern living within easy reach of Newcastle city centre and the surrounding Northumberland countryside.

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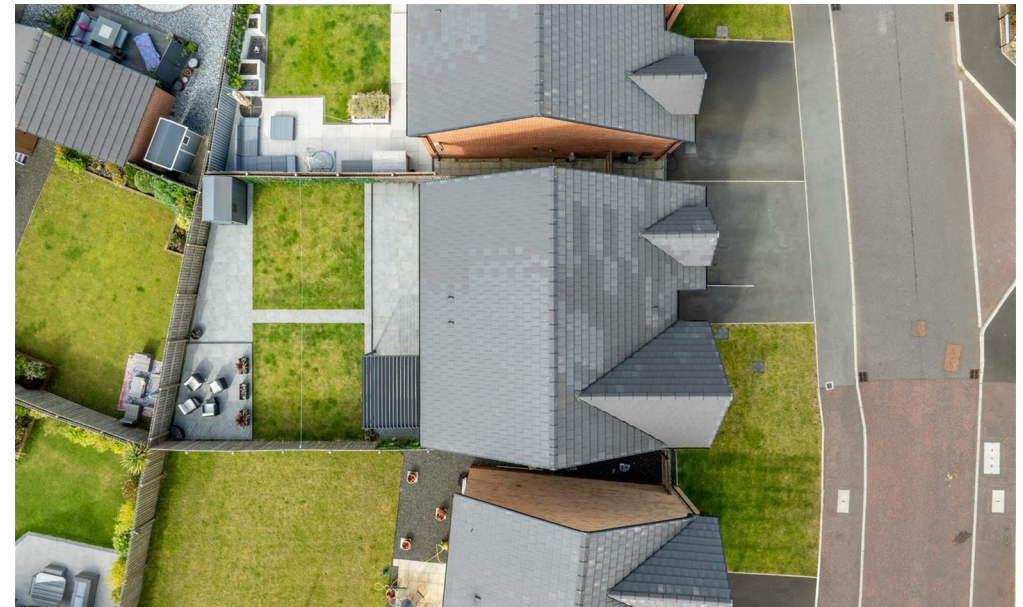
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The internal accommodation comprises: a welcoming entrance hallway with access to the integral garage and a well proportioned living room positioned to the front of the property. The living room benefits from a contemporary media wall with an inset fireplace, creating an attractive focal point and a comfortable space for everyday relaxation. To the rear is an impressive open plan kitchen, dining and family area, designed to provide the heart of the home. French doors open directly onto the rear garden, allowing plenty of natural light to flood the space and creating an excellent environment for family living and entertaining. A useful utility area is positioned just off the main living space, adding further practicality.

The first floor landing provides access to four bedrooms, two of which benefit from en-suite facilities. A fully tiled family bathroom with a shower over the bath serves the remaining accommodation.

Externally, the property benefits from a double width driveway leading to the integral garage, while to the rear is a beautifully landscaped south facing garden incorporating dual seating areas with porcelain tiling and a pergola, creating an ideal setting for outdoor dining, entertaining and relaxation.



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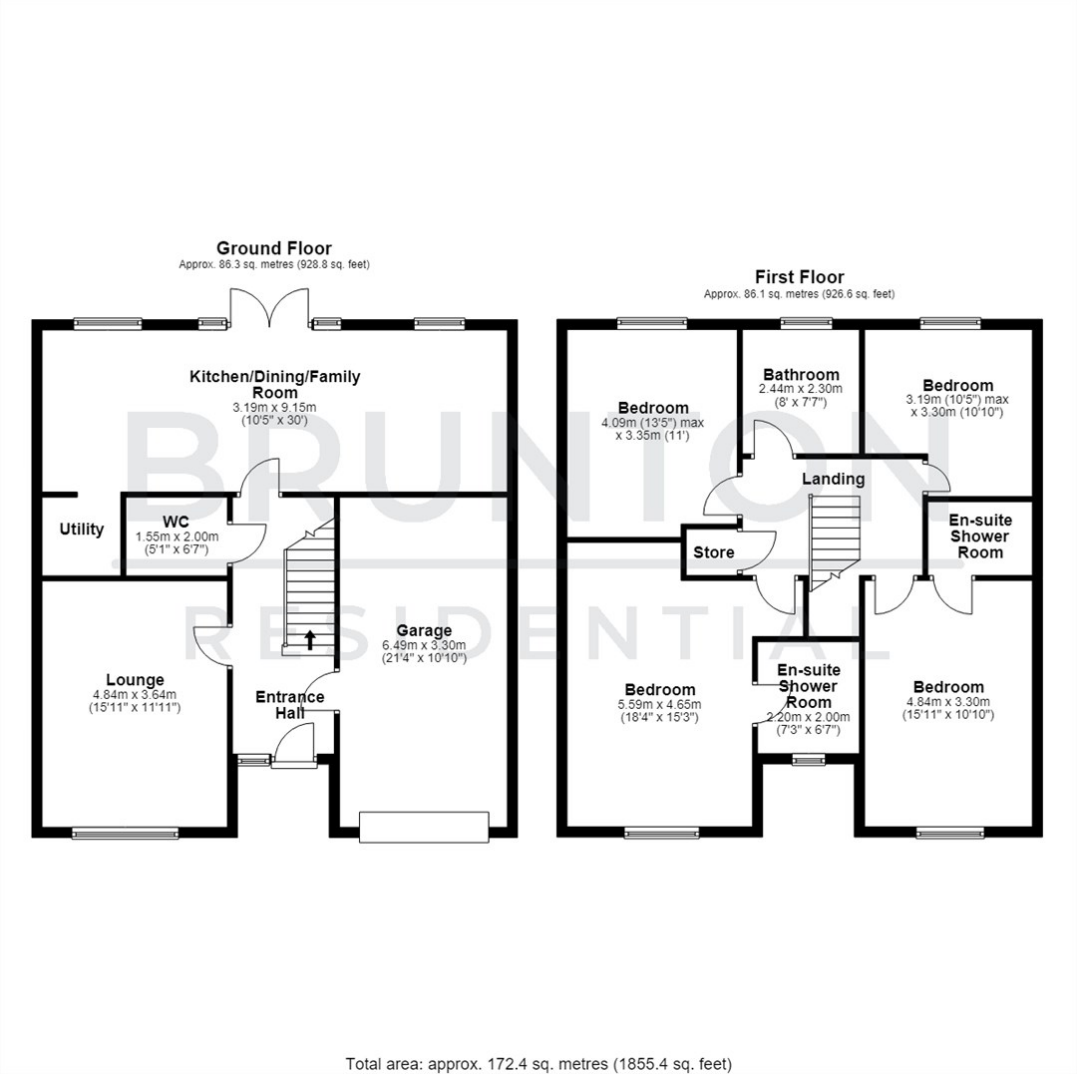
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	