

# BRUNTON

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## RESIDENTIAL



**STUDLEY VILLAS, FOREST HALL, NE12**

**Offers Over £345,000**

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Well-presented three-bedroom semi-detached home dating from the 1930s on Studley Villas in Forest Hall, Newcastle Upon Tyne, occupying an excellent plot with generous accommodation, driveway parking, an attached garage and a particularly large rear garden.

The property offers well-proportioned living spaces with plenty of character, including a spacious lounge with a large walk-in bay window, a versatile second reception room and an extended kitchen opening into a bright additional dining area. The extensive rear garden is a particular asset, stretching considerably beyond the average garden and incorporating a fully insulated and powered summer house, providing excellent flexibility for working from home, hobbies or additional recreational space.

Forest Hall is a popular residential area with a good range of local shops, schools, cafés, supermarkets and everyday amenities close by. The property is also well positioned for access to nearby Killingworth and Gosforth, while excellent road links provide convenient connections towards Newcastle Upon Tyne, the A1 and the wider North East. The surrounding area also offers access to local parks and green spaces, making the location well suited to family living.

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The internal accommodation comprises: an entrance hallway with stairs rising to the first-floor landing. To the left is the lounge, a generous reception room featuring a large walk-in bay window overlooking the front garden, providing plenty of natural light. Further along the hallway is a versatile second reception room, currently arranged as a family room. This is another well-proportioned space with its own walk-in bay window and could equally be used as a dining room, playroom or additional sitting area. The hallway also provides access to a convenient ground-floor WC.

At the end of the hallway is the extended kitchen, which has been enlarged to provide a generous and practical space. The kitchen is fitted with a range of wall and base units, complemented by contrasting work surfaces and integrated appliances, together with ample room for everyday use. The kitchen opens through to a further dining area, which benefits from extensive glazing and provides a bright and pleasant space for family meals and entertaining, with access leading directly out to the rear garden.

To the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a further single bedroom, together with the family bathroom. The family bathroom is fitted with a bath, separate shower cubicle, WC and wash hand basin. The room is well presented, with tiled walls and flooring and a window providing natural light.

Externally, the property occupies a particularly attractive plot, with a lawned front garden, driveway parking and an attached garage. The rear garden is a notable feature, extending considerably further back than is typical and providing a substantial area of lawn surrounded by established trees, hedging and planting. At the far end of the garden is a fully insulated summer house with electricity, currently providing useful additional space suitable for a home office, snug, hobby room or teenage retreat.



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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside cc

COUNCIL TAX BAND : D

EPC RATING : C

