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BEATRICE ROAD, NEWCASTLE UPON TYNE, NE6

Offers Over £440,000

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Well Presented 1930's Semi-Detached Family Home Located Close to Jesmond Dene & Boasting in Excess of 1500Sq ft, with an Impressive 17ft Open Plan Kitchen/Diner & Family Area plus Separate 14ft Front Reception Room, Four Great Double Bedrooms, Re-Fitted Family Bathroom with Four Piece Suite, Garage & Off Street Parking!

This great, 1930s semi-detached family home is ideally situated on the highly sought after Beatrice Road, Heaton. Beatrice Road, which is nestled between Holderness Road and Ivymount Road is perfectly placed just a short walk from the shops, cafes and restaurants of both Chillingham Road and Heaton Park Road.

Also located nearby is the delightful Heaton Park, providing direct access to lovely open green spaces. The property is also placed close to The Freeman Hospital, Jesmond Dene and outstanding local schooling.

Benefitting from significant improvements, including an updated kitchen and family bathroom, along with full redecoration, ensuring a high standard of presentation throughout, the home successfully blends period charm with contemporary open-plan living. The welcoming hallway with original wood flooring and panelling sets the tone, while the bay-fronted reception room and expansive kitchen/dining/family space provide versatile and sociable living areas. The thoughtful reconfiguration to the rear creates a bright and functional space designed around everyday family life and entertaining.

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The internal accommodation comprises: a welcoming entrance hallway of excellent proportions, featuring beautiful original wood flooring and charming wood panelling to the walls immediately setting the tone for the character and warmth found throughout the home. From the hallway, there is access to the front reception room and the impressive open-plan kitchen, dining, and family space to the rear.

The front reception room benefits from a wonderful walk-in bay window with westerly aspects, allowing for excellent natural light, and features newly installed carpets and an attractive fireplace which further enhances the room's character and appeal.

To the rear, the kitchen and dining areas have been opened up to create a superb open-plan entertaining space, forming the true heart of the home and ideally suited to modern family living. The kitchen, upgraded approximately five to six years ago, incorporates a central island, a wide range of fitted wall and base units, and generous preparation space. A feature gas fireplace provides a lovely focal point within the family area, while French doors open directly onto the garden, seamlessly connecting indoor and outdoor living. There is also internal access to the garage from this space.

The first floor landing in turn provides access to four great double bedrooms, three of which are comfortable doubles, and a re-fitted family bathroom. The family bathroom benefits from a modern four-piece suite with tiled walls and floors.

Externally, to the front is a driveway providing off-street parking, and access to the garage. To the rear is a large enclosed garden, predominantly laid to lawn with a paved seating area.

Fully double glazed throughout and with gas 'combi' boiler, this great family home simply demands early inspection!



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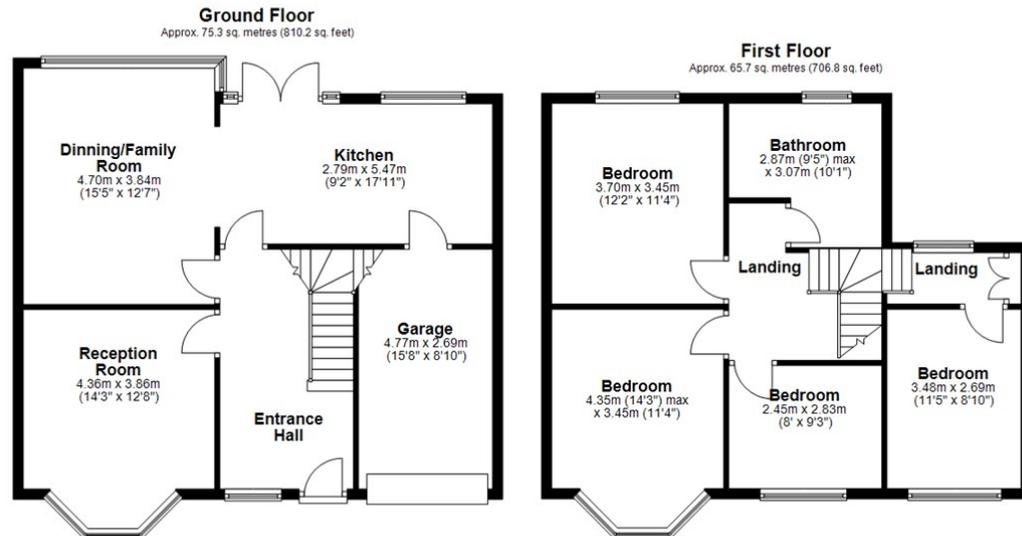
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :

D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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

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