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BEECH CRESCENT, NEWCASTLE UPON TYNE, NE15

Offers Over £350,000

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Impressive detached family home offering stylish, turnkey accommodation within the popular Meadow Hill development in Throckley. Built by Cousins Homes in 2020 and purchased from new by yourselves, the property has been beautifully maintained and offers spacious living areas, high-quality finishes and a contemporary layout designed around modern family life.

The outstanding open-plan kitchen and dining space forms the heart of the home, with a central island and breakfast bar, generous fitted storage and large bi-fold doors creating a wonderful connection with the landscaped garden. Four bedrooms provide excellent flexibility, complemented by an en-suite to the principal bedroom, a superb family bathroom, utility room and attached garage with direct garden access.

Beech Crescent is situated within the popular Meadow Hill development in Throckley, offering a modern residential setting with convenient access to local amenities, schooling and green spaces. The location also provides excellent road links into Newcastle city centre and the wider North East, making it a particularly attractive choice for families and commuters seeking modern living within easy reach of the city.



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The internal accommodation comprises: a welcoming entrance hallway with access to the principal living spaces, a beautifully presented ground-floor WC and an internal door leading to the attached garage, which benefits from a UPVC door providing direct access to the rear garden. To the front is a generous living room featuring an attractive bay window, while to the rear is an impressive open-plan kitchen and dining space. The kitchen is fitted with a comprehensive range of wall and base units, a central island with breakfast bar and ample space for dining furniture, while large bi-fold doors open directly onto the landscaped rear garden. Completing the ground floor is a practical utility room with plumbing and electrical connections for appliances, useful storage and convenient side access.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with a beautifully presented en-suite shower room. Bedroom two is another excellent-sized double, while bedroom three is currently utilised as a home office and could easily be reinstated as a single bedroom. Bedroom four is a generous three-quarter-sized room, offering excellent flexibility. A well-appointed family bathroom provides both a separate walk-in shower and bath, while a useful double-door storage cupboard completes the first-floor accommodation.

Externally, the property benefits from a single driveway providing off-street parking and access to the attached garage, alongside a small front lawn enclosed by mature boundary hedging. To the rear is a thoughtfully landscaped garden, predominantly laid to lawn and complemented by a raised decked seating area and paved patio, providing an excellent space for everyday family life and entertaining.



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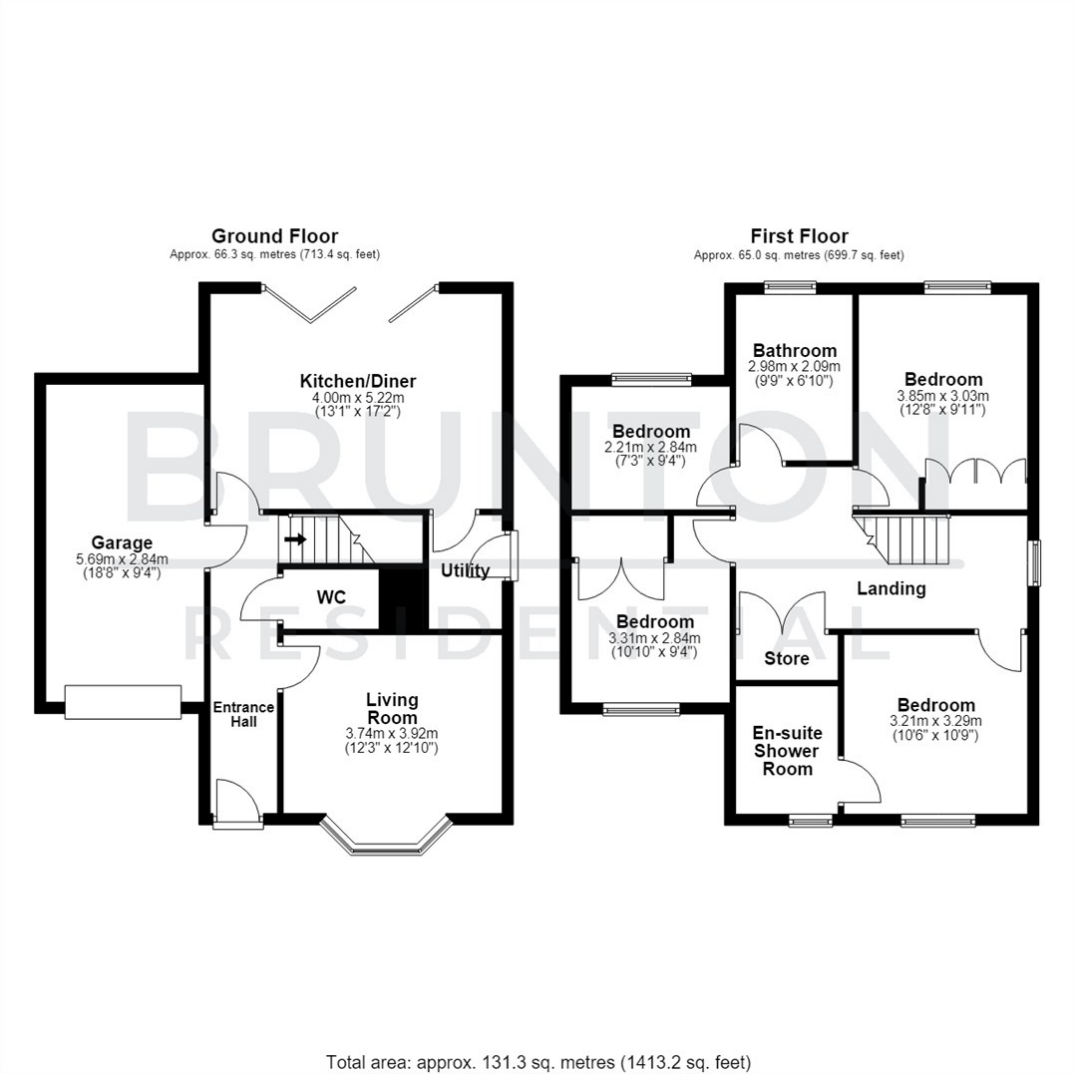
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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		