



1 Highfield Road

Newcastle Upon Tyne



1 Highfield Road, Westerhope, Newcastle Upon Tyne, NE5 5HS

Highfield Road is an impressive four-bedroom semi detached, stone-built property, which has been transformed to provide a superb combination of period character, contemporary design and modern family living. The property benefits from two en-suite bedrooms, a private driveway, attractive front gardens, side access and a decked outdoor area. The substantial side extension has further enhanced the accommodation, creating a particularly versatile and impressive home.

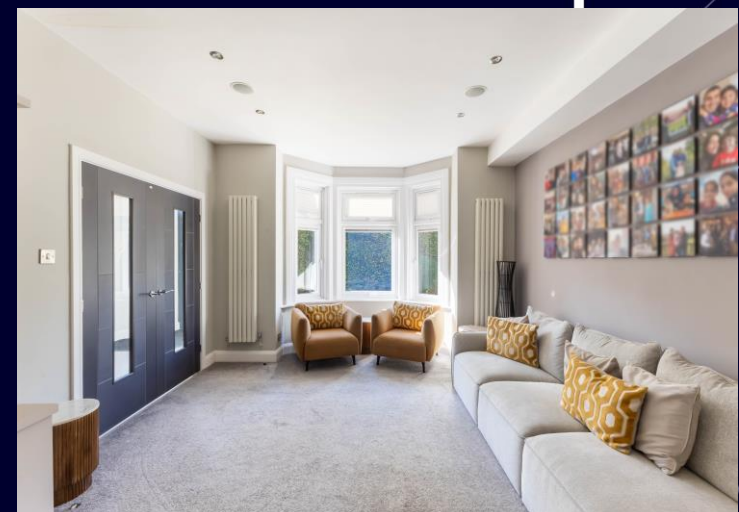
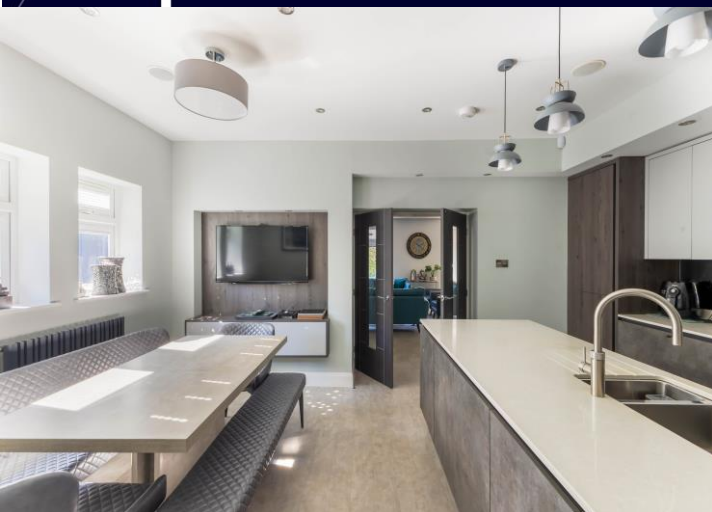
Highfield Road, which is situated just off Stamfordham Road, offers ease of access direct onto the A1 and is situated only a short drive away from Newcastle City Centre. The property is placed nearby some excellent schooling, as well as the amenities and shops that Westerhope has to offer.

Upon entering, the generous hallway immediately gives a sense of the quality and presentation throughout the property, with access leading into the principal living and dining accommodation.

The impressive open-plan living and dining space provides a wonderful setting for both family life and entertaining. A bay window with a bespoke fitted window seat enjoys attractive and private views over the front garden. Both the window seat and bespoke media wall are by Neville Johnson, providing an exceptional level of finish together with storage and a stylish focal point to the room. There is excellent space for substantial living and dining furniture.

A door from this room leads into a further reception room, offering superb flexibility and currently lending itself perfectly to use as a snug, playroom or home office. This versatility is increasingly desirable for modern family buyers.





Double doors open into the stunning contemporary kitchen, which has been finished to an excellent standard with sleek work surfaces, an extensive range of wall and base units and a comprehensive selection of integrated appliances, including microwave, oven, grill, dishwasher and fridge freezer, together with a hot water tap. The kitchen was designed and installed by Callerton Kitchens. The kitchen also incorporates a stylish media wall and bespoke built-in storage surrounding the television point.

From the kitchen, doors lead through to the modern tiled WC, while a further door provides access to the well-appointed utility area, incorporating additional units and leading through to the remaining garage space. This provides excellent practical storage, particularly for bikes and household equipment.

A Bluetooth sound system is fitted throughout the ground floor, with ceiling speakers throughout.

Returning to the hallway, the second principal reception room is currently utilised as a further elegant living room. This space benefits from a bespoke fitted media and storage unit and a bay window overlooking the attractive and private front garden. There is also excellent built-in understairs storage, further demonstrating how thoughtfully the property has been designed around modern family living.

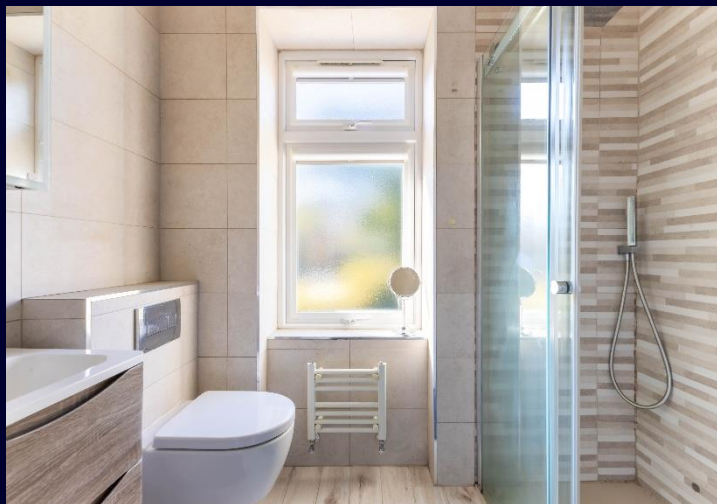
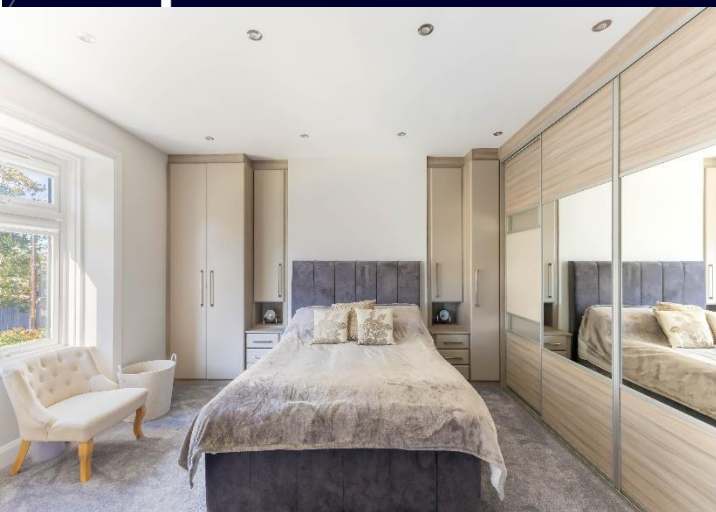
The striking glass staircase, again designed by Neville Johnson, leads to the first floor, where the exceptional standard of accommodation continues.

The principal bedroom is a particularly impressive room, benefitting from built-in and sliding wardrobes together with a beautifully appointed tiled en-suite shower room, incorporating a shower, WC and wash hand basin.

The third bedroom is a generous double bedroom with fitted wardrobes and dresser, while the fourth bedroom is also an excellent double bedroom with fitted wardrobes.

Price Guide: Offers Over £565,000





The family bathroom is finished to an exceptionally high standard, featuring a contemporary four-piece tiled suite and underfloor heating, creating a luxurious space.

Positioned at the far end of the landing, the second bedroom is another particularly impressive double bedroom, benefiting from a walk-in wardrobe area, fitted wardrobes and a stylish en-suite shower room.

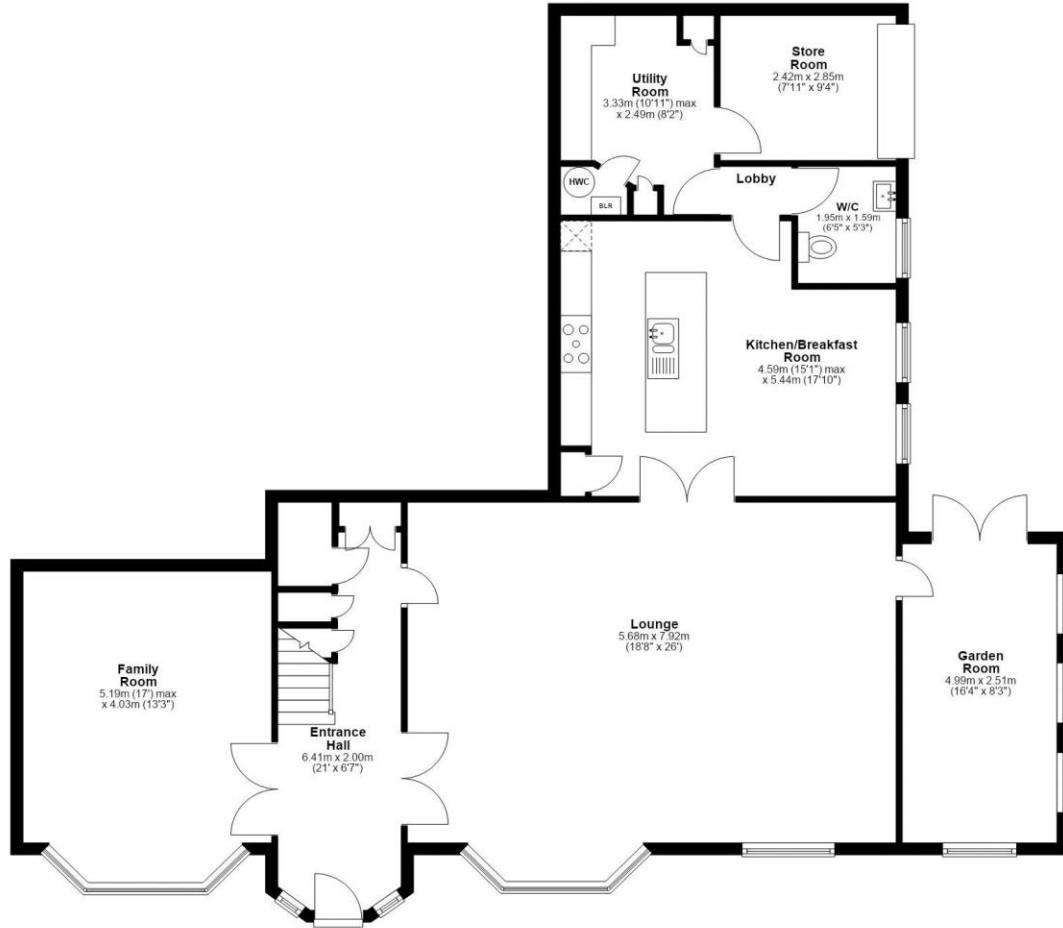
All bathrooms were designed and fitted by Lusso Bathrooms, and the first floor bathrooms have bespoke Italian slate shower trays.

The first-floor landing also provides access to a fully boarded loft space, offering further valuable storage.

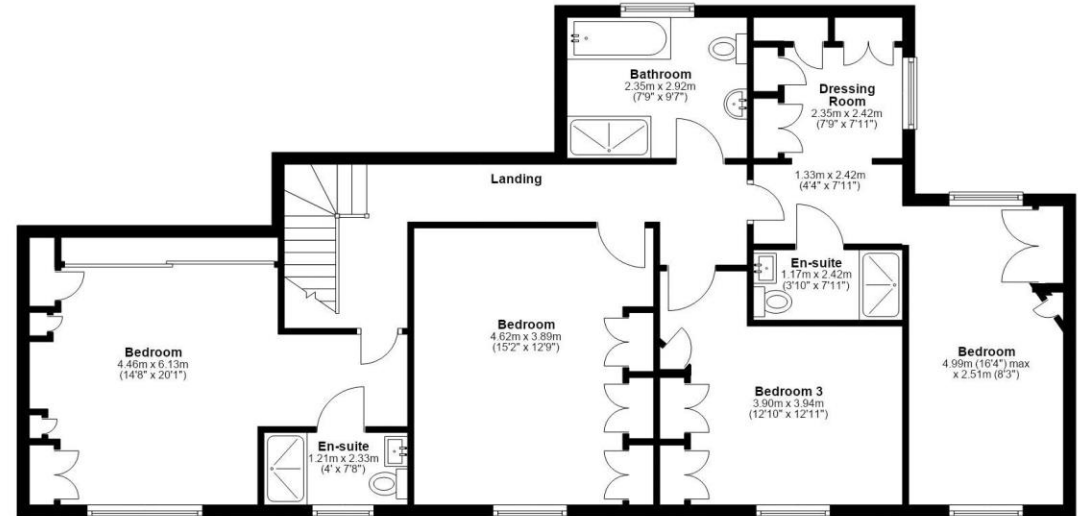
Externally, the property continues to impress, with a gravelled private driveway, beautifully maintained front gardens laid predominantly to lawn and gated frontage, providing an additional level of privacy. Side access leads through to the decked area and useful external storage. The side access also leads to an additional artificial grass area. The property also benefits from an electric vehicle charging point.

Services | Mains: Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating C

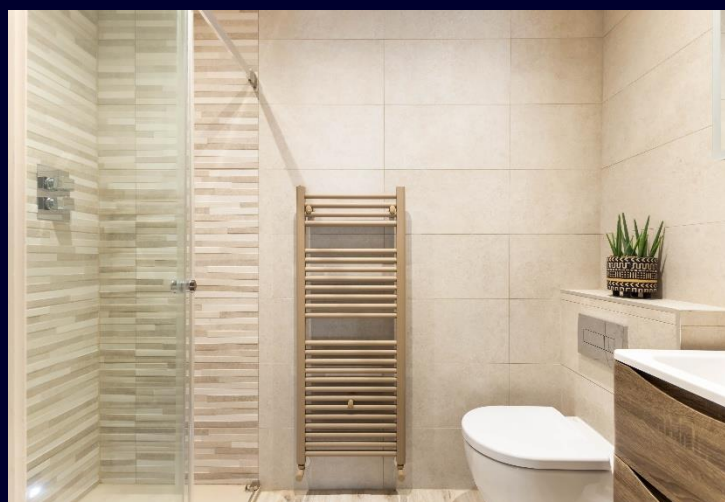
Ground Floor
Approx. 136.0 sq. metres (1463.6 sq. feet)



First Floor
Approx. 101.7 sq. metres (1094.6 sq. feet)









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