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FLEXBURY GARDENS, DENTON, NEWCASTLE UPON TYNE, NE15

Offers Over £250,000

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Modern three-bedroom semi-detached home with a substantial rear extension and generous driveway parking.

This well-presented family home offers a fantastic combination of practical accommodation and contemporary living space. The ground floor features a lounge flowing into a separate dining area, leading through to an impressive full-width rear extension incorporating a spacious kitchen/dining area with a central island and integrated appliances. French doors connect this space to the rear garden, while a useful utility area and retained garage storage add further practicality. Upstairs, three bedrooms and a family bathroom complete the accommodation. The generous driveway and attractive rear garden further enhance the property's appeal.

Situated on Flexbury Gardens in Newcastle upon Tyne, the property benefits from a peaceful position at the bottom of a cul-de-sac, away from through traffic. The surrounding area offers access to local amenities and everyday shopping facilities, while Newcastle city centre and its wider selection of shops, restaurants, leisure facilities and cultural attractions are accessible by road and public transport. The location also provides connections to surrounding residential areas and the wider North East, making it a practical choice for families and commuters alike.

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The internal accommodation comprises: an entrance hallway providing access to the main living accommodation, with the lounge positioned immediately to the left. The lounge flows through to a separate dining area within the original footprint of the property, creating a welcoming space for relaxing and entertaining. From here, the accommodation opens into an impressive single-storey rear extension, which spans the full width of the house and significantly enhances the ground-floor layout.

The original kitchen has been extended by approximately three metres to create a spacious, modern kitchen/dining area. Well equipped with integrated appliances and a central island, the kitchen offers an attractive and practical setting for everyday family life, with ample opportunity for cooking, dining and entertaining. French doors open directly onto the rear garden, allowing natural light to fill the space while providing a seamless connection between indoor and outdoor living. The extension has also allowed for a useful utility area to be incorporated within part of the original garage, with the remaining section retained for additional storage.

To the first floor, the property retains its original three-bedroom layout, complemented by a family bathroom. The accommodation is modern and well presented, with the substantial rear extension providing valuable additional living space and a layout well suited to contemporary family needs.

Externally, the property occupies a position at the bottom of a quiet cul-de-sac, with no through traffic. To the front, a generous driveway comfortably accommodates at least four vehicles, with potential for further parking. The rear garden has also benefited from updating, providing an attractive outdoor space that complements the extended ground-floor accommodation.





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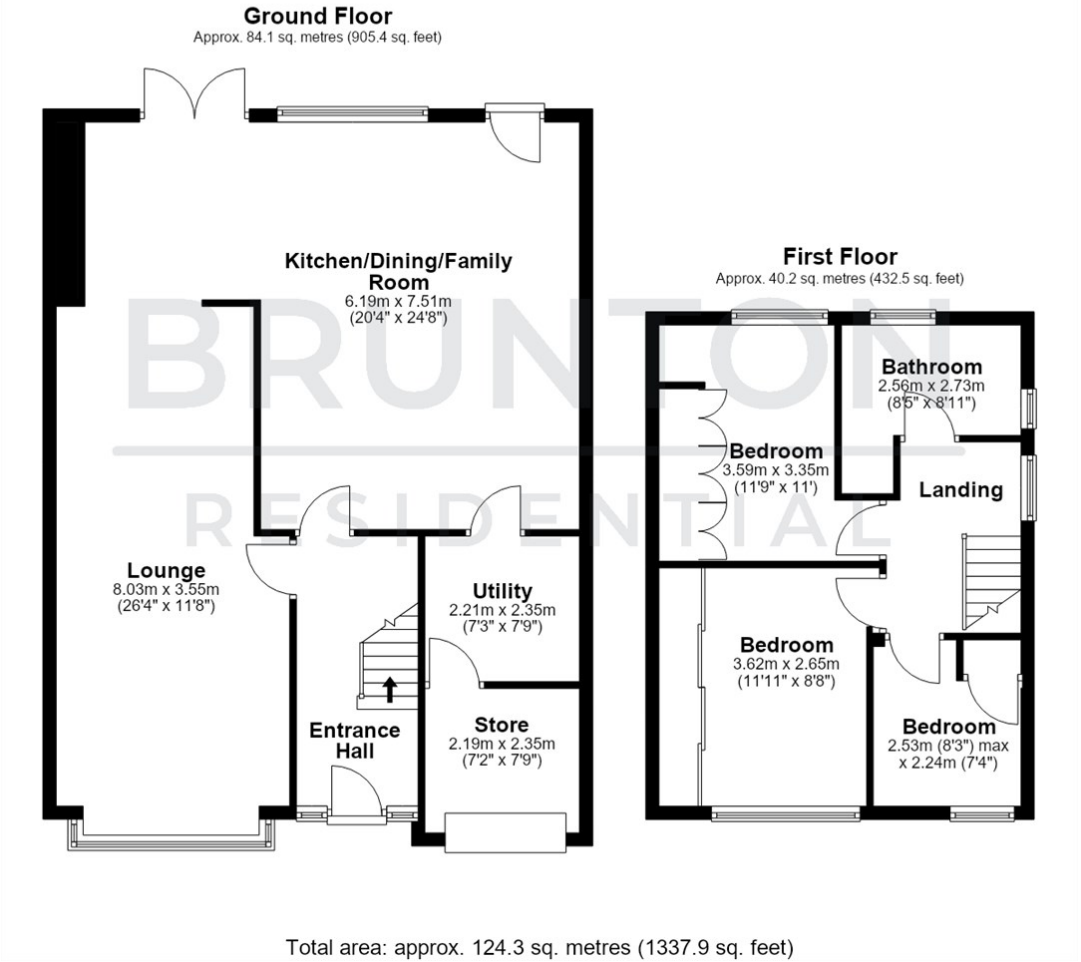
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 124.3 sq. metres (1337.9 sq. feet)

