



# 44 Martello Gardens

Cochrane Park



## 44 Martello Gardens, Cochrane Park, Newcastle Upon Tyne, NE7 7LD

Martello Gardens is an impressive and generously proportioned three-bedroom semi detached home, perfectly situated within the highly sought-after estate of Cochrane Park.

This desirable location in High Heaton is particularly popular with families, offering convenient access to well-regarded schools such as Jesmond Park Academy, as well as Newcastle University and Northumbria University's Coach Lane Campus. The Freeman Hospital and the expansive green spaces of Paddy Freeman's Park are also just a short distance away, making it an ideal setting for both professionals and growing families.

Upon entering the property, you are welcomed by a bright and spacious hallway that provides seamless access to the main living areas, including the living room, dining room, kitchen, and utility space. The living room is a warm and inviting space, enhanced by a charming bay window that overlooks the front garden, while built-in alcove storage adds both character and practicality. Elegant double glass-panelled doors open through to the dining room, allowing natural light to flow effortlessly between the two spaces, particularly from the sun-filled, south-facing rear aspect.





The extended kitchen offers a bright and contemporary feel and has been thoughtfully designed with a range of integrated appliances, including an electric oven, induction hob, dishwasher, and fridge freezer. A door from the kitchen leads directly out to the rear garden, while another connects to a useful utility area and further storage space, converted from the original garage.

Upstairs, the first floor hosts three well-proportioned bedrooms. The principal bedroom is especially spacious, featuring a large bay window to the front and an abundance of built-in wardrobe space. The family bathroom is fitted with a modern four-piece suite, including a recently installed shower.

Externally, the property continues to impress with a driveway and well-maintained front and rear gardens. The rear garden is particularly impressive, generous in size, mature in planting, and benefitting from a desirable south-facing orientation. A tiled patio area provides the perfect spot for outdoor furniture, while the garden as a whole enjoys plenty of sunshine throughout the day.

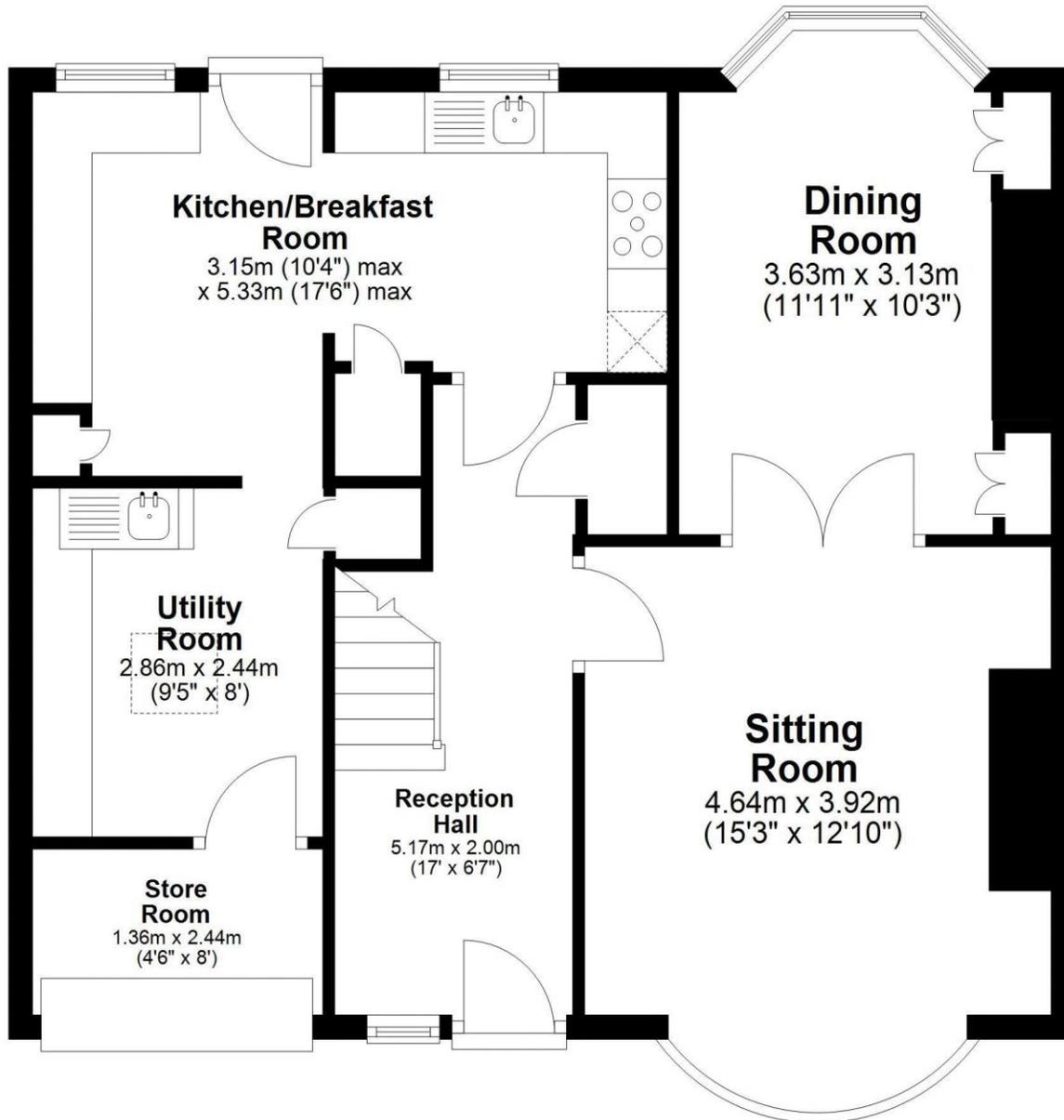
Services: Mains Gas, Electric, Water & Drainage | Tenure: Freehold | Council Tax Band: C | Energy Performance Certificate: D

Price Guide: Offers Over £325,000



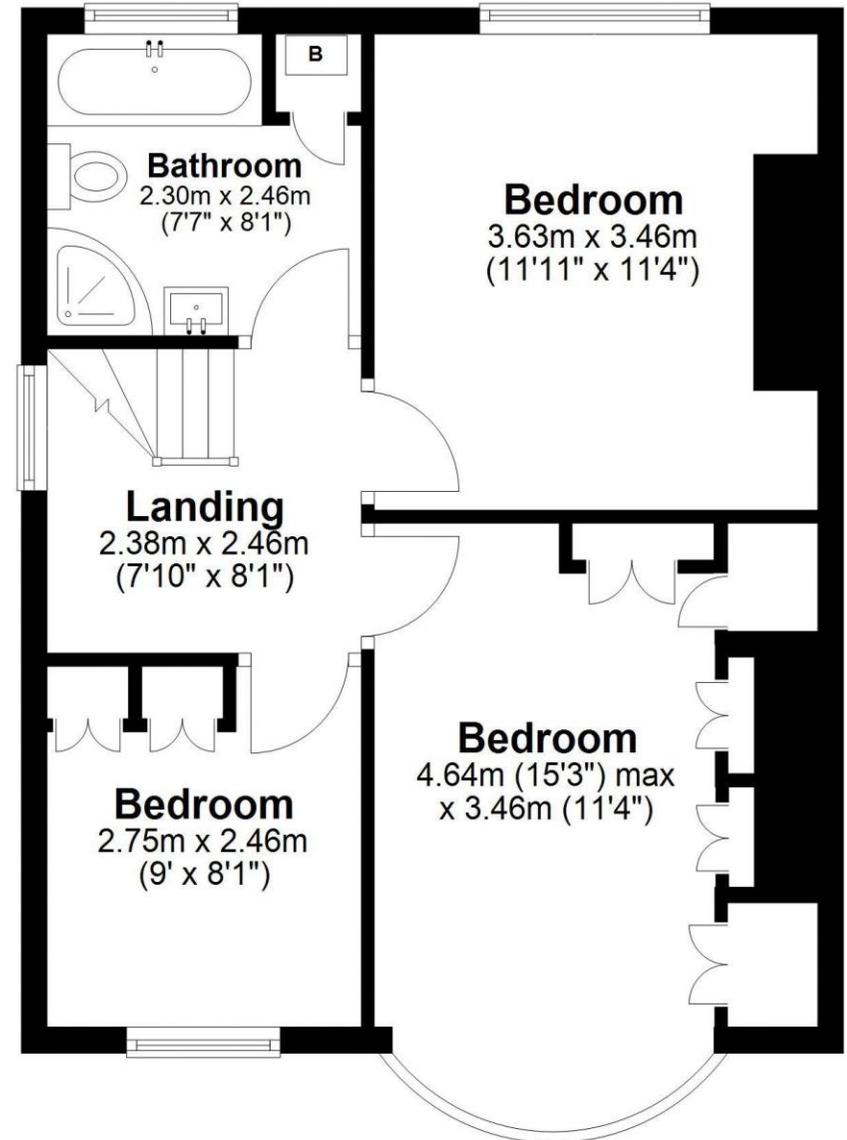
## Ground Floor

Approx. 65.5 sq. metres (705.2 sq. feet)



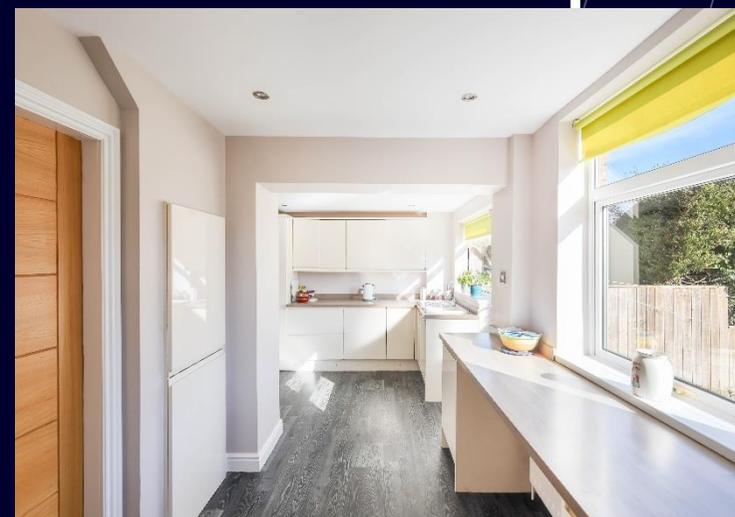
## First Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 111.7 sq. metres (1202.2 sq. feet)

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SANDERSON  
YOUNG

Regional Gosforth Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[gosforth@sandersonyoung.co.uk](mailto:gosforth@sandersonyoung.co.uk)  
0191 213 0033