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COLLIER GARDENS, HAVANNAH PARK, NE13

Offers Over £399,950

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Well-presented four-bedroom detached family home offered with no onward chain and ideally positioned on Collier Gardens, Hazlerigg, Newcastle Upon Tyne

Offering generous accommodation arranged over two storeys, the property provides well-proportioned living space with a separate lounge and impressive kitchen/dining area, together with four bedrooms and three bathrooms including two en suites. Externally, the property benefits from a landscaped enclosed rear garden with lawn and patio areas, a lawned front garden, block paved driveway and integral garage.

Collier Gardens is positioned within a residential development in Hazlerigg, enjoying a semi-rural setting with open fields nearby while remaining within easy reach of local amenities. Havannah Nature Reserve and Big Waters Nature Reserve are close by for walking and outdoor leisure, while road links provide convenient access towards Gosforth, Newcastle city centre and the A1.

Newcastle International Airport is also within reach, making the property particularly well suited to families seeking substantial accommodation with excellent access to surrounding areas.

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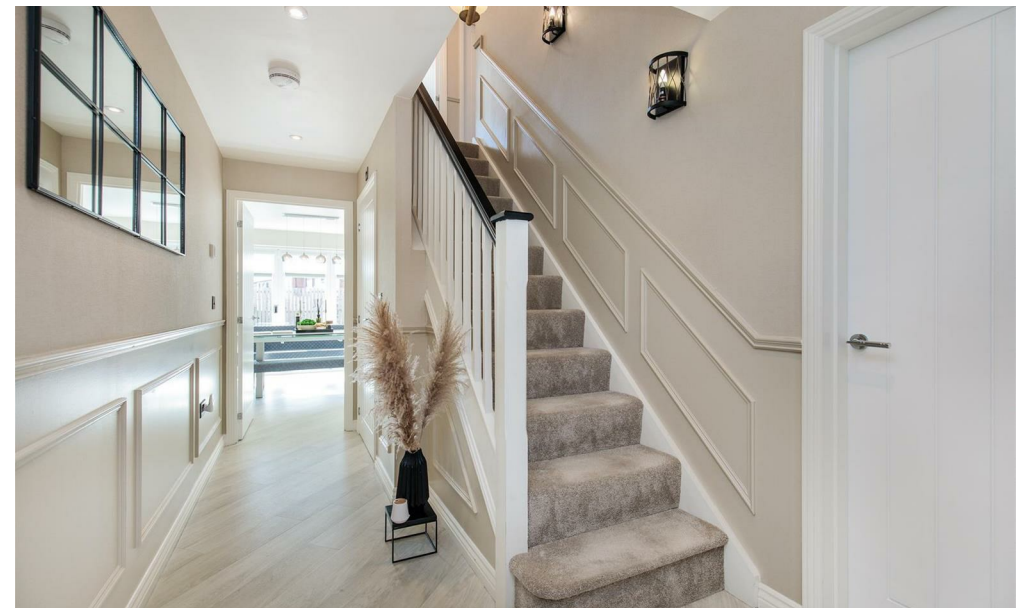
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The internal accommodation comprises: an entrance hall complete with Amtico flooring extending into the kitchen/diner, access to the lounge, a convenient WC and stairs leading up to the first floor. The generously proportioned lounge is beautifully presented, featuring a bay window, recessed ceiling lighting, wall panelling and a contemporary media wall with an inset feature fireplace. The hallway provides access through to the remaining ground floor accommodation.

To the rear, the open plan kitchen and dining area provides generous proportions, with the kitchen fitted with sleek high gloss wall and base units, integrated appliances, a gas hob, a oven grill and a combined microwave & grill and built-in oven, contemporary work surfaces and under unit lighting. The adjoining dining area provides ample space for a family dining table, with bi-fold doors opening directly onto the rear garden. A useful utility room, storage cupboard and integral garage complete the ground floor, with the utility also providing rear access.

The first floor provides a central landing with access to four well-proportioned bedrooms, the family bathroom, two en suite shower rooms with Porcelanosa tiling and useful storage. The main bedroom is generously proportioned and benefits from an en suite shower room and fitted wardrobe space, while bedroom two also benefits from its own en suite facilities. Bedrooms three and four provide further well-proportioned accommodation, with the family bathroom conveniently positioned from the landing.

Externally, the property is approached via a block paved driveway providing off-street parking and access to the integral garage, with a lawned garden to the front. The enclosed rear garden incorporates lawn and patio areas, providing space for outdoor seating and dining, with direct access from the kitchen and dining area. Situated on the sought-after Collier Gardens development in Hazlerigg, this four-bedroom detached family home is offered with no onward chain.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B

