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GOLDCREST ROAD, THE VIEW, ABBEY HEIGHTS, NE15

Offers Over £440,000

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Stylish Detached Family Home, Boasting Extensive Rear Gardens and an Impressive Open Plan Kitchen/Dining and Family Space with Utility Area, Separate Lounge, Four Bedrooms, Family Bathroom, Two En-Suites, Dressing Room, Off Street Parking & Detached Garage!

This great, immaculately presented detached family home is ideally situated on this highly sought after development at The View, Abbey Heights. The View at Abbey Heights, Lower Callerton is ideally placed in close proximity to outstanding local schooling, whilst also providing easy access to the A1 and A69, ideal for those wishing to commute throughout the North East.

The centre of Newcastle is just six miles away offering some of the country's most celebrated shopping and dining, whilst the city's international airport sits just five miles from the development.

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The internal accommodation comprises: Entrance hall with stairs leading up to the first floor and access to a separate W.C. To the right of the hallway is a lovely and private 21ft lounge offering both front and rear aspect and featuring French doors leading onto the garden.

To the rear of the ground floor is an impressive, open plan living, dining and kitchen space. This excellent space features a modern bespoke kitchen with wooden worktops, integrated appliances and breakfast bar. French doors from the dining space lead out onto the rear gardens whilst a window to the right hand side offers a pleasant dual aspect bringing in lots of natural light.

The kitchen and dining space leads through to both a useful utility area and excellent family room to the front, which again enjoys a delightful dual aspect.

The stairs then lead up to the first floor landing, which in turn gives access to four bedrooms and a family bathroom with part tiled walls and four piece suite. Bedroom one is located to the rear overlooking the gardens with a wonderful walk in wardrobe/dressing room and access to an en-suite shower room. Bedroom two is located to the front and again enjoys a useful en-suite shower room. Whilst bedroom three and four, again, both doubles, finish off the internal accommodation for this outstanding home, offering a fantastic versatile space for both established and expanding families alike.

Externally, the property benefits from ample parking space to the front and offers a driveway providing further off street parking, which leads to the garage with up and over door. To the rear, is an extensive and enclosed, thoughtfully landscaped garden offering a delightful paved area and raised decking offering both a generous and practical entertaining space.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent detached family home simply demands an early inspection and early viewings are deemed essential.



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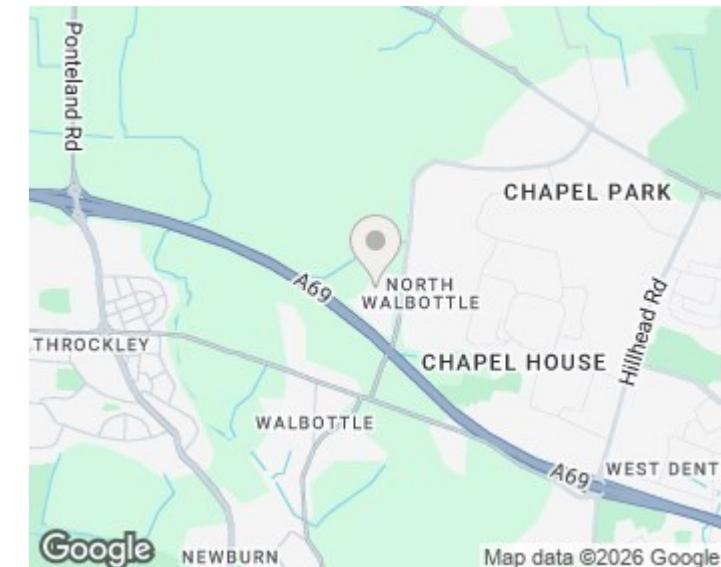
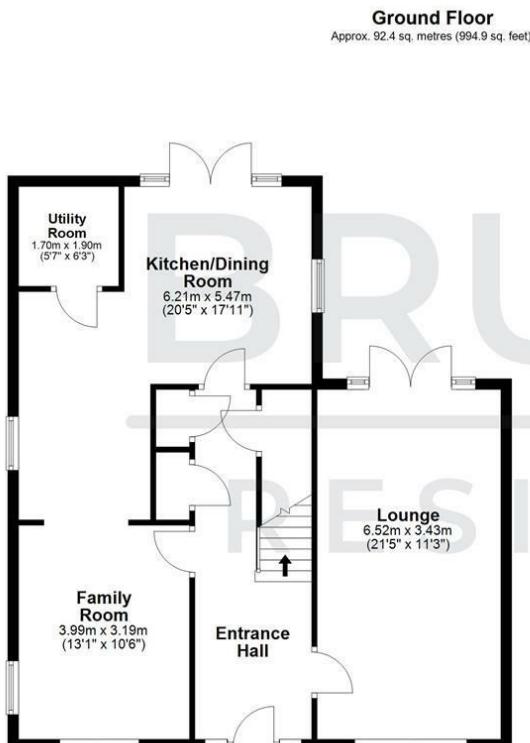
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

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	85	
(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	93	
(81-91) B	85	
(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		