



 **Jan Forster**

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Collier Gardens | Hazlerigg | Newcastle Upon Tyne | NE13 7FS

Price £420,000



 Jan Forster



- Detached Family Home
- Four Bedrooms
- Handy Utility
- Semi-Rural Area
- Transport Links
- Immaculately Presented
- Two Ensuites
- Garage + Driveway
- Local Facilities
- Council Tax Band: E



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Jan Forster Estates are delighted to bring to the sales market this stunning four-bedroom detached family home, ideally positioned on the sought-after cul-de-sac of Collier Gardens in Hazlerigg. Offered with no upper chain, the property is perfectly suited to growing families or those looking to upsize.

Set within the picturesque surroundings of Hazlerigg, this development offers an excellent blend of modern convenience and countryside appeal, enjoying a semi-rural setting with open fields nearby while remaining close to local amenities and Newcastle International Airport. Havannah Nature Reserve and Big Waters Nature Reserve are just a short distance away, providing ideal opportunities for walking and outdoor leisure, while strong transport links ensure easy access to Gosforth, Newcastle city centre, and the nearby A1 for travel further afield.

The accommodation briefly comprises: a welcoming entrance hallway with a convenient ground floor WC, leading into a spacious lounge featuring a bay window and a stylish contemporary fireplace. To the rear, there is an impressive, well-designed kitchen-diner fitted with a range of wall and base units, integrated appliances, and bi-folding doors opening onto the garden. A useful utility room, with additional rear access, and a built-in storage cupboard complete the ground floor. To the first floor, the landing provides access to a further storage cupboard, four well-proportioned bedrooms- two benefiting from ensuite facilities, and a modern family bathroom WC.

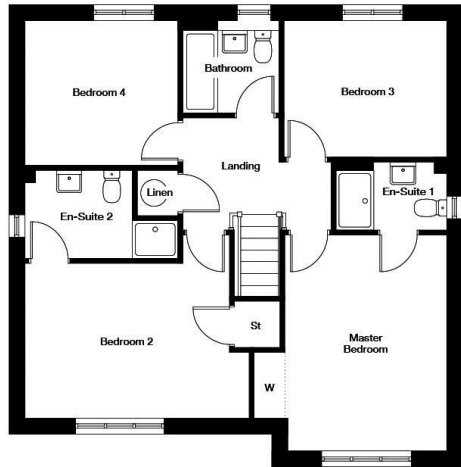
Externally, the property offers a lawned garden to the front alongside a driveway providing convenient off-street parking. The rear features an enclosed garden with lawn and patio areas- ideal for outdoor dining and entertaining during the warmer months.

For more information or to book a viewing, please call 0191 236 2070.

Tenure: Freehold- however, this should be confirmed with a licensed legal representative.

Council Tax Band: E





Lounge 21'4" x 10'8" (6.51 x 3.26)

Kitchen Area 10'0" x 9'11" (3.06 x 3.03)

Dining Area 12'2" x 10'0" (3.71 x 3.06)

Main Bedroom 14'6" x 10'8" (4.43 x 3.26)

Bedroom Two 15'0" x 10'5" (4.59 x 3.19)

Bedroom Three 10'11" x 9'2" (3.34 x 2.8)

Bedroom Four 10'2" x 9'8" (3.1 x 2.97)

Utility 6'2" x 5'11" (1.9 x 1.81)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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www.janforsterestates.com

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