



 Jan Forster

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Old Campus Close | High Heaton | Newcastle Upon Tyne | NE7 7QB

Price £430,000



4 2 3

- Detached House
- Four Bedrooms
- Driveway
- Great Location
- Transport Links
- Beautifully Presented
- Two Ensuites
- Charming Rear Garden
- Local Facilities
- Council Tax Band: E





Jan Forster Estates are delighted to welcome to the sale market this beautifully presented, detached, family home, positioned on the highly sought after cul-de-sac of Old Campus Close in High Heaton.

Ideally positioned, the property enjoys access to a wide range of local amenities, including shops and well-regarded schools, making it an excellent choice for both families and professionals. Beautiful green spaces such as Jesmond Dene and Paddy Freeman's Park are also within easy reach, perfect for scenic walks and outdoor pursuits, while the highly regarded Freeman Hospital is close by. The area is well-served by excellent transport links, with the A1058 Coast Road providing direct routes to both Newcastle city centre and the stunning coastline.

The accommodation briefly comprises: a welcoming entrance hallway leading to two generously proportioned reception rooms, perfect for both relaxing and entertaining. To the rear, a beautifully appointed kitchen-diner features a range of modern wall and base units, integrated appliances, and French doors that open out onto the garden, creating a bright and sociable space. Completing the ground floor is a practical utility room with additional rear access, along with a convenient WC. To the first floor, the landing provides access to four well-sized bedrooms, two of which benefit from stylish ensuite shower rooms. A contemporary family bathroom completes the accommodation.

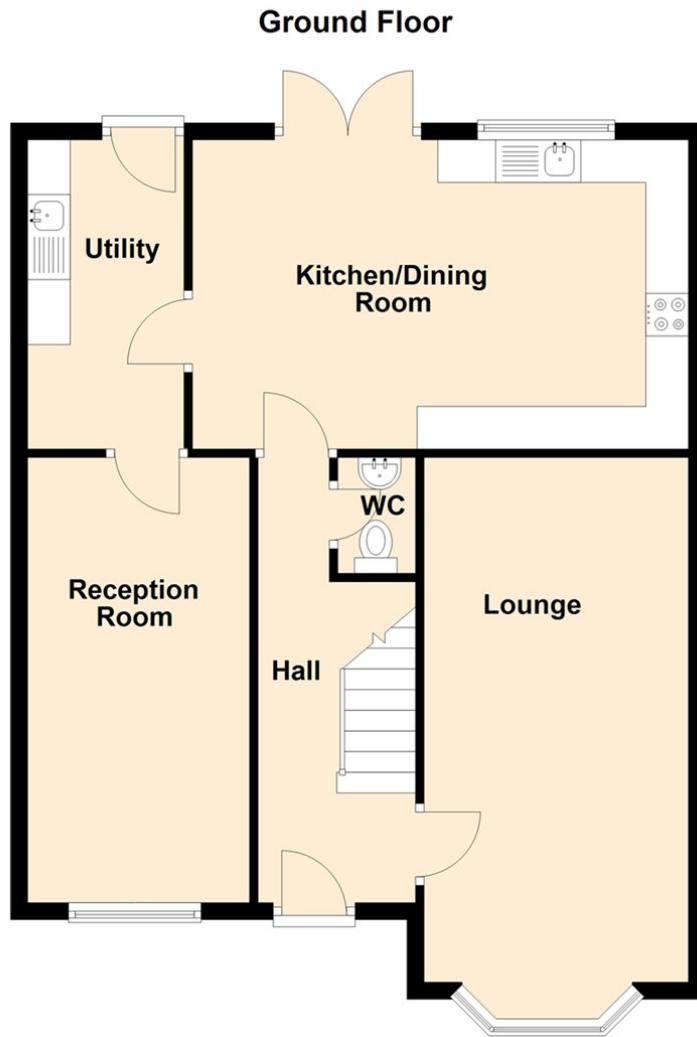
Externally, the property offers a driveway providing off-street parking, alongside a low-maintenance lawned garden to the front. To the rear, there is a delightful enclosed garden with both patio and lawn areas, ideal for alfresco dining and enjoying outdoor entertaining during the warmer months.

This home must be viewed to appreciate the accommodation on offer. To book yours or for more information, please call 0191 236 2070.

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

Council Tax Band: E





- Lounge 19'2" x 11'2" (5.85 x 3.42)
- Kitchen-Diner 20'8" x 10'9" (6.32 x 3.29)
- Second Reception Room 11'8" x 7'7" (3.57 x 2.33)
- Bedroom One 13'4" x 11'5" (4.08 x 3.50)
- Bedroom Two 12'6" x 11'7" (3.82 x 3.54)
- Bedroom Three 10'9" x 10'7" (3.29 x 3.23)
- Bedroom Four 10'7" x 9'0" (3.23 x 2.76)
- Utility 15'10" x 5'9" (4.84 x 1.76)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(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	

Contact Us: 0191 236 2070



www.janforsterestates.com

