



# 1 Humbleton Road

Greenside, Great Park



SANDERSON  
YOUNG









## 1 Humbleton Road Greenside, Great Park, NE13 9AZ

Purchased by the current owners circa. 2012 and occupying a fabulous quiet cul de sac in the heart of this prestigious development is this fabulous three storey detached family home. The property is one of only two houses located in the quiet cul de sac, which has good accessibility from the local road links in Greenside. It also has good pedestrian links and nearby metro facilities linking throughout Tyneside and Newcastle. The house itself was purchased by the current owners from new and has had a number of significant improvements, updates and renovations carried out.

The entrance to the property is lovely, connecting to a beautiful hallway with dark stained woodwork which leads on in turn to a lobby and a cloakroom wc, as well as having impressive double doors linking through to the family lounge and dining room, which captures the width and depth of the house, and has great views and aspect overlooking the approach to the property, as well as a bay window to the rear with double doors onto the garden. The living room area has a very tasteful fireplace, and the living room is fitted with an electric projector screen from the ceiling, turning it into a cinema room when required.

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### Price Guide:

Offers Over £619,950

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To the opposite side of the hall, access leads into a lobby which connects to a small snug room and playroom at the front of the property, also with a lovely bay window and useful bay store cupboards. The main family kitchen/breakfasting room is superb and has a fabulous arrangement of high quality, high gloss finished wood cabinets with chrome door furniture and excellent worktops. It has spacing for a cooking range and an American fridge freezer, as well as a breakfasting bar and leads onto a utility room, continuing the same cabinets, with access into the garden.

The main staircase leads up from the ground floor, where there are useful storage cupboards and understairs cupboards, and connects to the first floor where the main bedroom combines two previously designed bedrooms into one. It also stretches the depth of the house and provides a fabulous dressing room at the rear, with a super aspect overlooking the front and rear approach of the property. The bedroom also has an ensuite shower room.

The first floor has two further, excellent double bedrooms with fitted wardrobes and a family bathroom wc.

The second floor of the property accommodates a lovely guest bedroom suite which is currently used as a therapy and relaxation room. It has a lovely double bedroom and a sitting area at the front of it. There is a fifth double bedroom at the second floor level and a lovely family shower room, as well a professionally fitted study and library which is ideal for a professional working from home.



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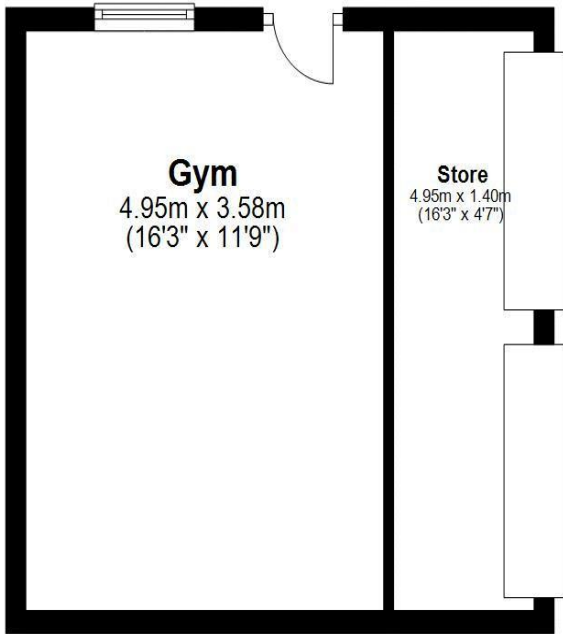




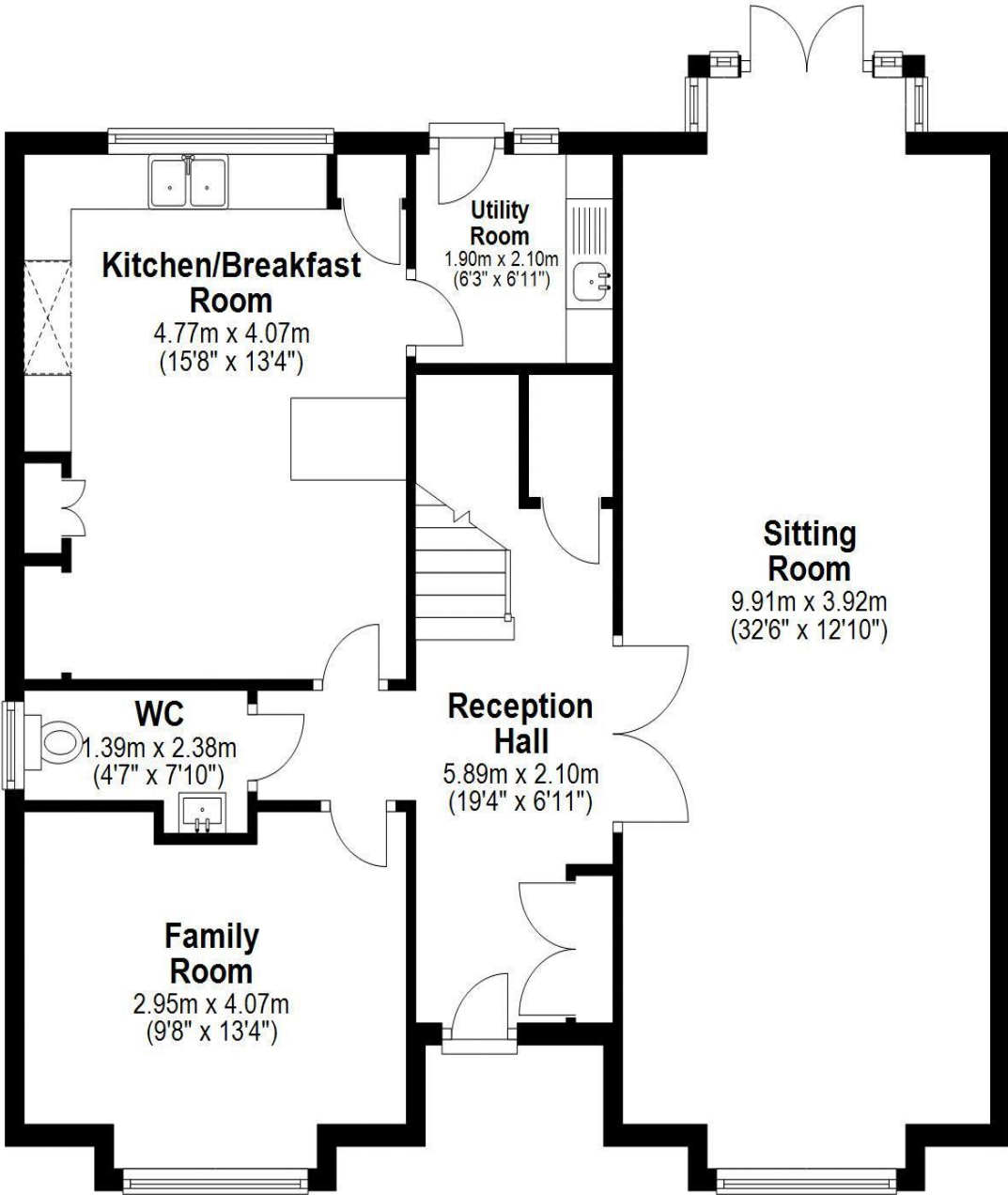




**Gym and Outside Store**  
Approx. 25.1 sq. metres (270.6 sq. feet)

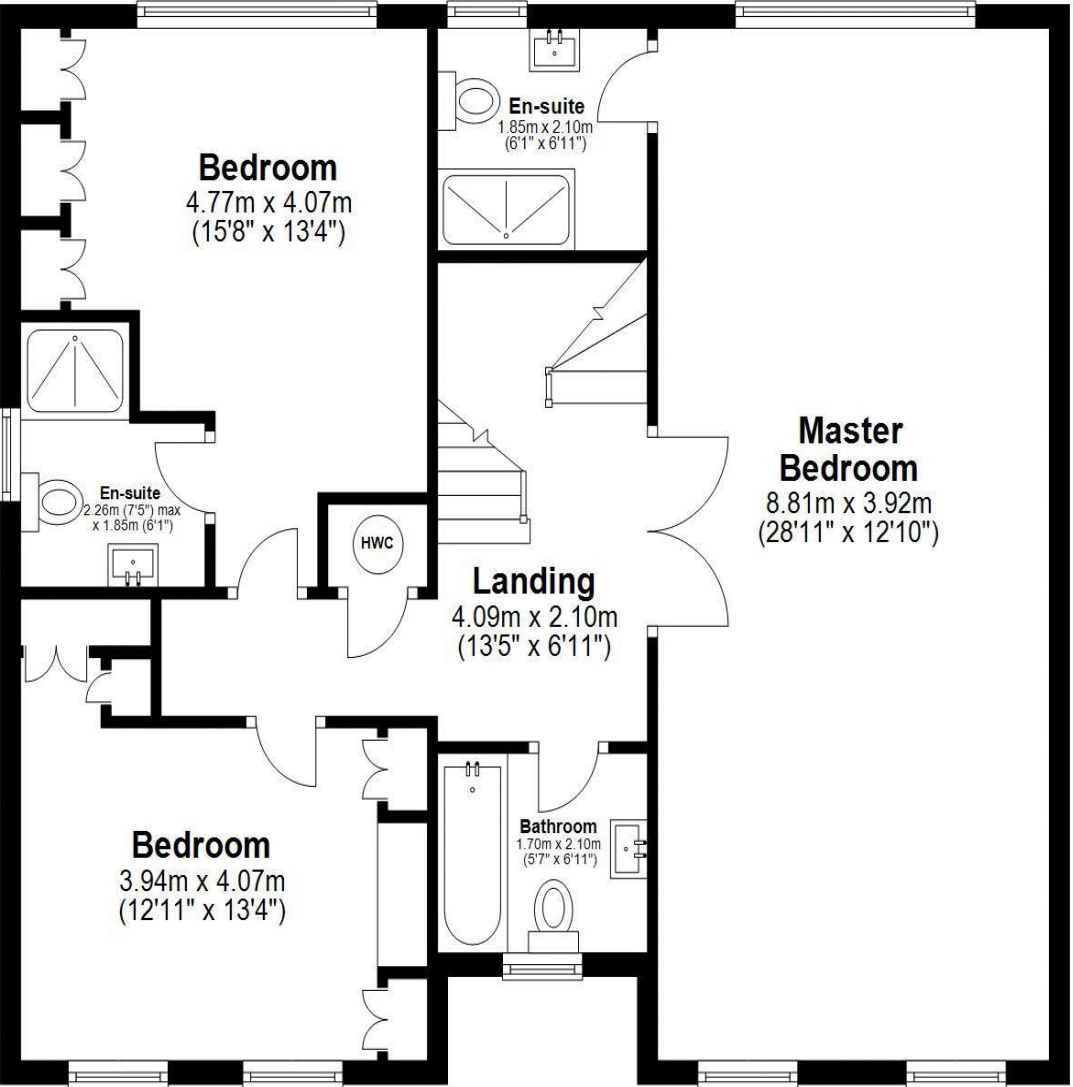


**Ground Floor**  
Approx. 91.7 sq. metres (987.5 sq. feet)



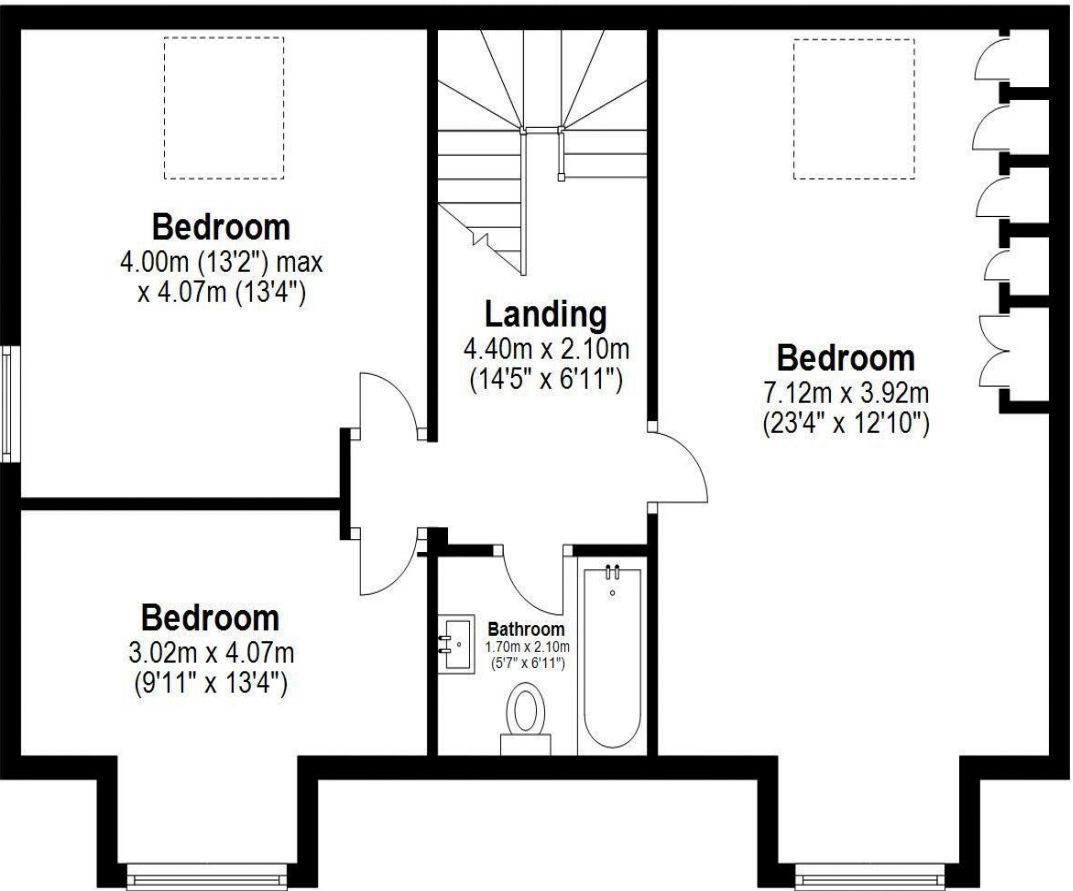
**First Floor**

Approx. 88.4 sq. metres (951.9 sq. feet)



**Second Floor**

Approx. 67.2 sq. metres (722.8 sq. feet)



The property has gas central heating, good quality lighting throughout, and lovely double glazed windows.

There is a detached double garage and the house enjoys super gardens, especially at the enclosed rear where they enjoy predominantly south facing sunshine and, therefore, it is an ideal area for recreation and alfresco dining. There is a good terrace and patio area to the house. The double garage has been converted in the majority to a large, fully heated and integrated gymnasium. This easily represents a very versatile space, but it works very well in its current format as a gymnasium and fitness studio. At the front of the detached garage there are two electric shutters which allows for circa. 2m depth of storage space. To the side of the garage is further sitting area and terrace leading to the side garden and recreation area.

Humbleton Road is very convenient for its access into the western bypass and links easily into Newcastle and Gosforth. It is also very convenient for the local golf courses, rugby clubs and a number of other sport facilities in the area, as well as the tremendous shopping facilities available in Kingston Park. The international airport serving the North East at Ponteland is a short distance away, as are the lovely road links into Ponteland and other beautiful Tyne Valley villages close by.

This is a first class house in a great location, viewing is strongly recommended price guide.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Great Park Management Charge: £356.89 plus VAT in 2022 (2023 figure TBC) | Council Tax: Band G | Energy Performance Certificate: Rating C

Total area: approx. 272.5 sq. metres (2932.8 sq. feet)  
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