



# 8 Heritage Gardens

High Gosforth Park



SANDERSON  
YOUNG





## 8 Heritage Gardens High Gosforth Park

This outstanding architect designed and contemporary semi detached family home, offers substantial south facing part walled gardens and is ideally positioned at the prestigious Heritage Gardens, High Gosforth Park.

Heritage Gardens, which was originally constructed back in 2019 as part of the Walled Garden development, is placed within an exclusive development of 14 contemporary homes which offer stylish modern living on the outskirts of the city.

The property itself is presented to an excellent standard throughout and occupies a much sought after location, situated within a superb setting next to Newcastle Racecourse, and is also positioned close to beautiful countryside walks, as well as being near to the A1 offering excellent road links throughout the region.

The property benefits from powder coated aluminium windows and doors throughout, with low maintenance bi-folding doors to the upper and lower lounges which open the full width of the property, as well as 'Villeroy & Boch' and 'Hansgrohe' fittings to all of the bathrooms.

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### Price Guide:

Offers Over £765,000

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 4  2  3  B





The internal accommodation comprises: Entrance hall with guest WC and stairs leading to both the lower and upper floors | Bedroom three is a comfortable double room with walk in wardrobe area and access to an ensuite shower room | Bedroom four is currently laid out as a study, with fitted storage, but could also be another double room should it be required. The stairs then lead down to the impressive open plan living/dining and kitchen space with utility cupboard, tiled flooring and large bi-folding doors leading out onto the south facing terrace and gardens | The kitchen area offers integrated appliances with modern cabinetry and central island with breakfast bar.

The stairs then lead up to the raised first floor and onto a magnificent living and entertaining space with a beautiful vaulted ceiling, exposed beams, and again with bi-folding doors leading out onto the private south facing sun terrace with open aspect views over the surrounding greenery. The stairs then continue up to the second floor landing, which has a large store cupboard, and onto two further double bedrooms | The principal suite offers a lovely double room with French doors leading to a Juliette balcony, access to a ensuite shower room and hidden dressing area with fitted wardrobes | Bedroom two is currently laid out as a nursery but is another double bedroom | Well presented family bathroom with four piece suite.



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Floorplan to be included.



Externally, the property provides the largest garden plot in the north walled garden and also enjoys a large walled side with a raised seating area. To the front is a block paved driveway providing off street parking for two vehicles and an electric car charging point.

The side and rear gardens are laid predominantly to lawn and are presented to an excellent standard with well stocked borders and a generous patio/seating area.

There is also a private single garage which is located within a large detached block which is positioned to the western end of the development.

Well-presented throughout, this excellent, modern and stylish home simply demands an early inspection and viewings are strongly advised.

Services: Mains electric, gas, and water. Private Drainage | Tenure: Leasehold | Service Charge: £1,725 per annum | Ground Rent: Peppercorn | Lease Remaining: 989 Years | Council Tax: Band G | Energy Performance Certificate: Rating B

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