



4 Hepburn Avenue

Greenside





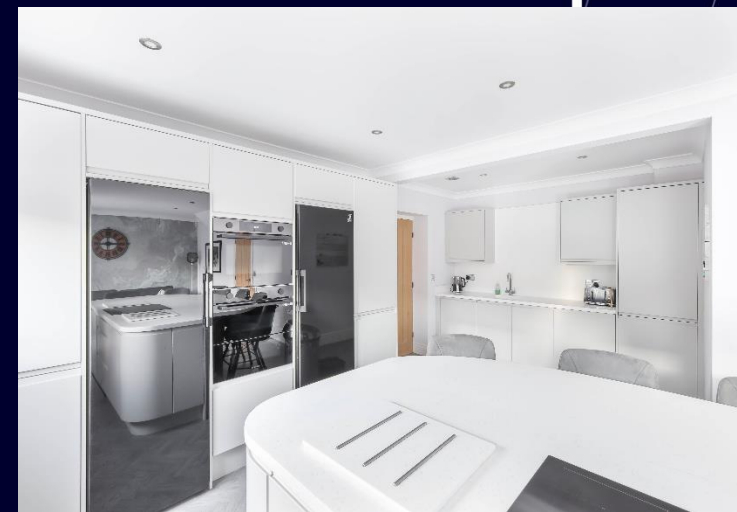
## 4 Hepburn Avenue, Greenside, Great Park, NE13 9AG

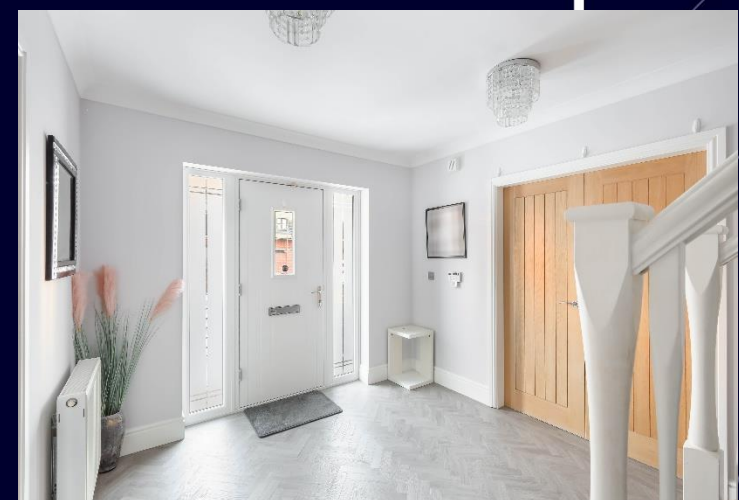
Beautifully Presented & Substantial Detached Family Home Boasting Five Bedrooms, Two Bathrooms, Three Reception Rooms, Stunning Open Plan Kitchen/Diner, Utility, Garage, Driveway for Four Vehicles & Relandscaped South West Facing Gardens!

This excellent modern home is ideally located on Hepburn Avenue, Greenside, Great Park. Hepburn Avenue, which is tucked just off from Shoreswood Way, is perfectly placed to offer easy access to central Gosforth with its shops, cafes and amenities, whilst also being close to Kingston Park and excellent local schooling.

The property, which was originally constructed by Taylor Wimpey, has been remodelled and refurbished to a brilliant standard by the current owners in recent years and is situated close to lovely open green spaces, offering direct access to lovely countryside walks, whilst also being placed only a short walk from Kingston Park Rugby Stadium.

Boasting in excess of 2,850 sq/ft, the internal accommodation comprises: Entrance hallway with central staircase | Substantial sitting room, running the full depth of the property and enjoying dual aspect views over the front and rear | Snug/further reception room positioned to the front | Open plan kitchen/diner to the rear with French doors leading out to the garden | The refitted kitchen is highly impressive and boasts a range of modern cabinetry/worktops, central island and integrated appliances throughout | Utility room | Garage | Ground floor WC.





The staircase then leads up to the first floor landing and onto five bedrooms | The principal suite is positioned to the front and enjoys a generous double room with fitted wardrobes and access onto an impressive ensuite shower room/wc, as well as a spacious balcony | Bedrooms two, three and four are all further comfortable double rooms | Bedroom five is a smaller single bedroom | Access is granted from bedroom two to a versatile further reception space above the garage, currently being utilised as a gym, but would lend itself well to a study or potential for a further ensuite/dressing room | Family bathroom with contemporary four piece suite.

Externally, the property offers a front town garden with wrought iron gates & railings | The driveway is positioned to the rear and offers parking for up to four vehicles, as well as the garage | The rear gardens have been relandscaped and are laid partially to lawn and partially to artificial turf, and benefit from a wonderful south west facing aspect. The rear gardens also enjoy the usage of a putting green.

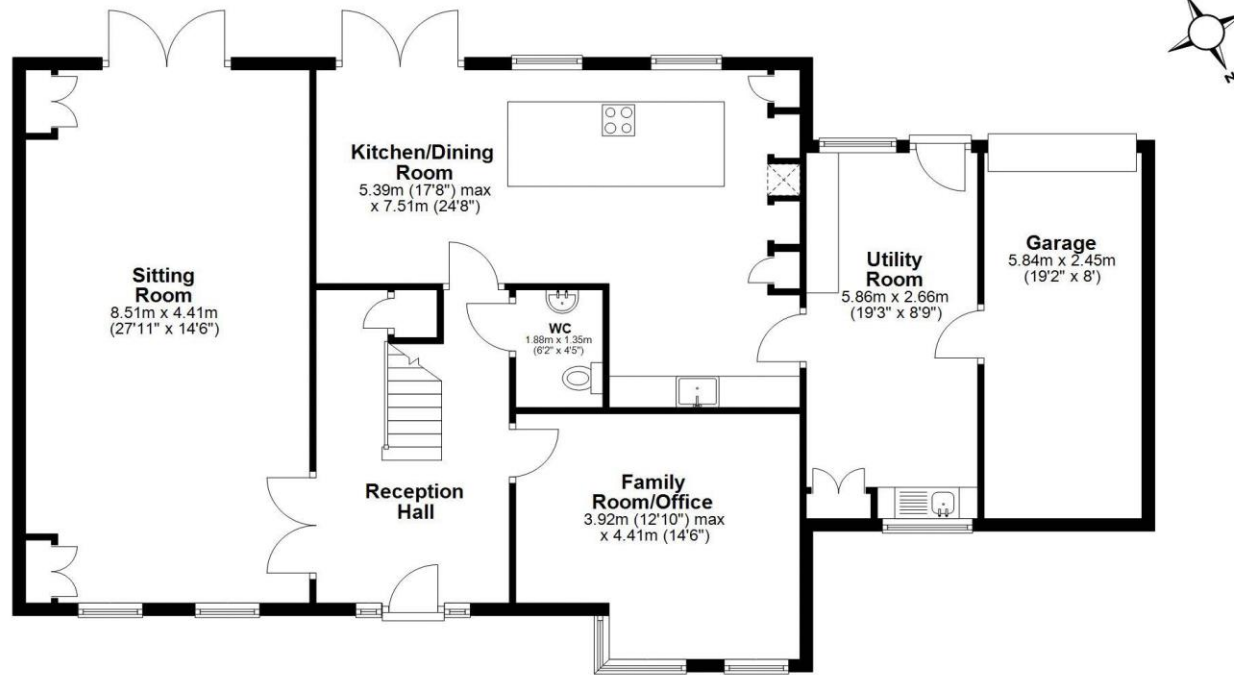
Immaculately presented throughout, early viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer at this fantastic home!

Services; Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band G | EPC: Rating C

Price Guide: Offers Over £575,000

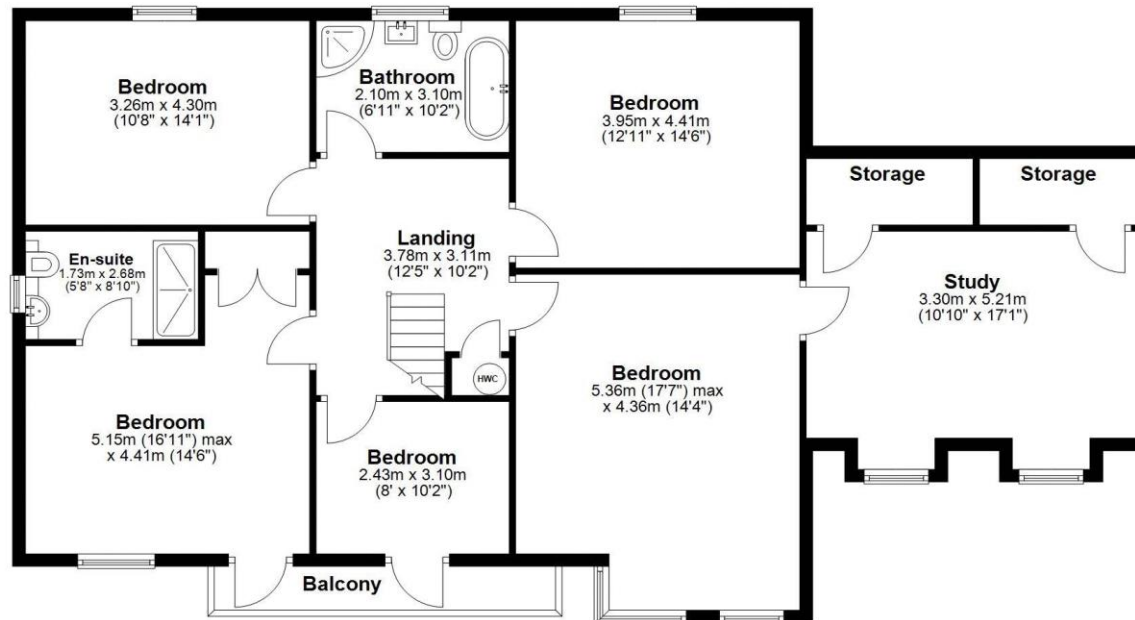
## Ground Floor

Approx. 136.0 sq. metres (1464.1 sq. feet)



## First Floor

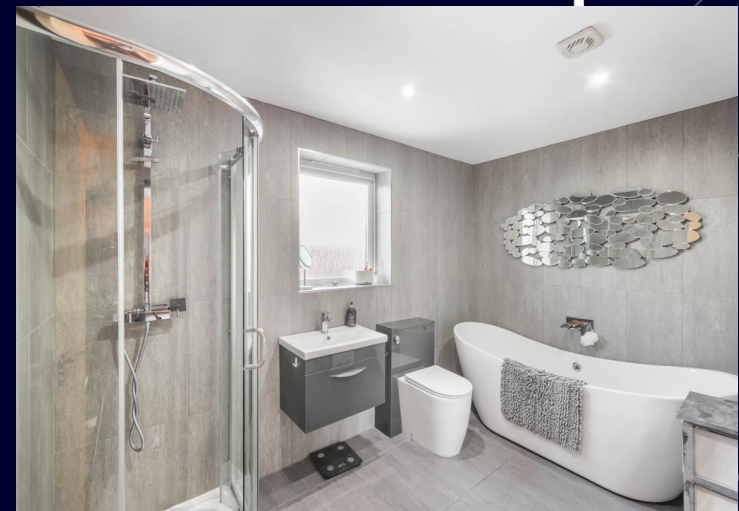
Approx. 129.8 sq. metres (1397.7 sq. feet)



Total area: approx. 265.9 sq. metres (2861.8 sq. feet)

4 Hepburn Avenue, -













# SANDERSON YOUNG

Regional Gosforth Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[gosforth@sandersonyoung.co.uk](mailto:gosforth@sandersonyoung.co.uk)  
0191 213 0033