

# ALEXANDER HUDSON

Estates

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## Crescent Way South, Forest Hall, NE12 9AS

### Description

Alexander Hudson Estates introduces to market this extended three-bedroom semi-detached family home with detached garage situated in the sought after suburb of Forest Hall, NE12. This property briefly comprises of a porch, entrance hallway, open plan living and dining area, conservatory extension and fully integrated kitchen. On the first floor lies three double bedrooms all with built-in wardrobes and a stylish family bathroom. A large driveway to the front provides off-street parking whilst the landscaped rear garden offers the ideal place to enjoy the long summer months and al fresco dining.

The property is located less than a 5 minute walk from Forest Hall's High Street, which includes a Sainsbury's Local, numerous eateries, a local pub and a pharmacy. There are two primary schools located close by, whilst Benton Metro Station is a twenty-minute walk away, with the property sitting just off a main bus route. This gives easy access to Quorum, Balliol, and Gosforth Business Parks, as well as Tyneview Park. Springfield Park, with its Community Centre and Tennis Club, is also within walking distance of the property.

- Spacious downstairs living including conservatory extension
- Front and rear gardens as well as private driveway and detached garage

### Briefly Comprising of:

#### Porch

A great place to store shoes before entering the main areas of the home.

#### Entrance Hallway

Bright and welcoming with a beautiful rustic wood floor, the entrance hallway gives access to the living room, kitchen and first-floor landing with stairs located on the right.

#### Living Room

A beautiful bay window, chimney breast, fireplace and alcoves add plenty of character and charm to the living room. A three-piece sofa suite, coffee table and TV stand can all fit comfortably.

#### Dining Area

A large open doorway leading from the living room into the dining area creates an open plan feel between the two spaces. Ample room available for a six-seater table and chairs with plenty of natural lighting flooding in from the French doors leading into the conservatory extension.





### **Conservatory**

Perfect as a second sitting room or play area, the conservatory extension offers views across the rear garden and above making it the ideal place to relax and unwind away from the main areas of the home.

### **Kitchen**

Modern and stylish, the fully integrated kitchen with high-gloss grey cabinets and white counter-tops benefits from plenty of storage space, ceiling spotlights and plinth lighting. A partition wall creates a separate area which provides access to a storage cupboard and door which leads to the side of the property.

### **First Floor Landing**

The first-floor landing leads to all three bedrooms and the family bathroom. There is access to a loft hatch for further storage options.



### **Master Bedroom**

Located at the front of the property, the master bedroom has plenty of space for a double bed and chest of drawers whilst a large built-in wardrobe provides ample storage solutions

### **Bedroom Two**

Situated at the rear of the property, bedroom two is bright and airy with a large window drawing in plenty of natural lighting. A double bed and chest of drawers can fit comfortably whilst a large built-in wardrobe provides further storage.

### **Bedroom Three**

Located next to the master bedroom, bedroom three also benefits from a built-in wardrobe leaving room for a double bed.



### **Family Bathroom**

Stylish and modern, the family bathroom comprises of a large walk-in shower, integrated WC, hand-wash basin and full-sized bath. Dark wood effect tiling in the shower and on the units gives the room a modern contemporary appearance.

### **Gardens**

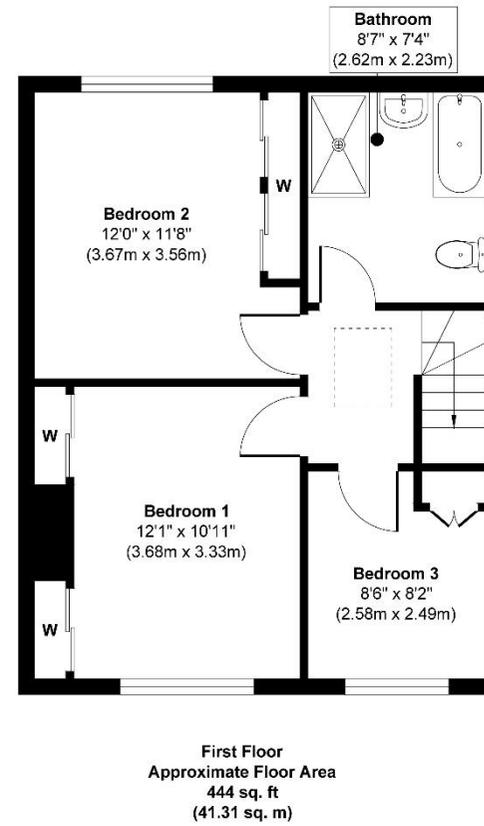
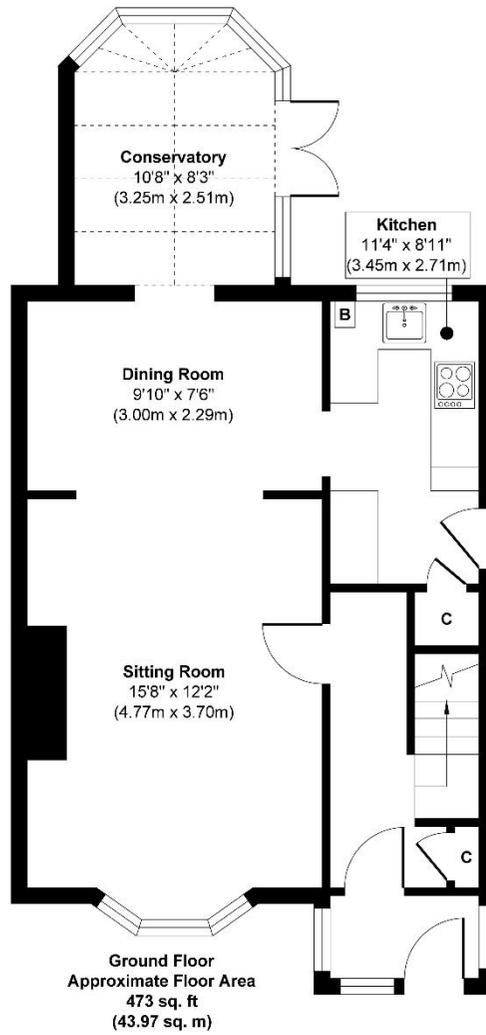
A large driveway sits at the front of the property providing plenty of off-street parking. The landscaped rear garden has a lawn section with chippings running along the sides. A beautiful leafy tree sits at the rear and a detached garage provides excellent storage solutions with the potential for development.

### **Tenure: Freehold**

**Council Tax Band: B**

**EPC: TBC**





**Approx. Gross Internal Floor Area 917 sq. ft / 85.28 sq. m**

Produced by Elements Property