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1 Ashcroft Drive  
Forest Hall



SANDERSON YOUNG  
estate agents &  
property consultants

Price Guide: £350,000



# 1 Ashcroft Drive, Forest Hall, Newcastle upon Tyne NE12 9LN

## SITUATION AND DESCRIPTION

A simply stunning, four bedroom two storey semi-detached bungalow, which has been lovingly renovated and extended by the current owners to provide spacious and versatile accommodation. This fabulous and extremely unique home sits on a mature garden site extending to 0.5 acres, enjoying a south facing aspect and fantastic privacy.

The accommodation briefly comprises: entrance hallway, cloakroom/wc, beautiful living room, dining room, fabulous country kitchen and breakfast room with vaulted ceiling, ground floor master bedroom with dressing room and en-suite, second double bedroom to the ground floor, luxury bathroom/wc, two excellent double bedrooms to the first floor, one benefitting from an en-suite bathroom, private driveway to the front with gated access and parking for several cars, stunning lawned gardens to side and rear, south facing aspect

This exceptional plot has been beautifully landscaped, with patio areas, decorative pond, mature borders and feature archways. The property leads down to a stream which runs to the western side of the property.

Internal viewing is highly recommended in order to appreciate the scale of accommodation, as well as the quality of internal finish.

The property comprises:

## ENTRANCE HALLWAY

With ceiling coving and spot lighting, radiator and tiled flooring. There is a telephone point, double storage cupboard and doors leading to the principal reception rooms.

## LIVING ROOM

24'4 x 19'8 (7.42m x 5.99m) maximum inclusive of stairs  
A fabulous and extremely imposing, split level living room, with two UPVC bay windows to the front elevation, ceiling coving and moulding and stripped and stained wood flooring. There are two radiators, UPVC double doors leading out to the patio and garden and electric fire with marble surround, inset and hearth.

A door leads from the living room to the ground floor master bedroom suite.

## MASTER BEDROOM

13'1 x 12' (3.99m x 3.66m)

The master double bedroom has ceiling coving and decorative moulding, UPVC window to the front elevation, stripped and stained wood flooring and radiator.



A door leads to the dressing room.

## DRESSING ROOM

With spot lighting and space for fitted wardrobes.

## EN-SUITE SHOWER ROOM

7'5 x 6'6 (2.26m x 1.98m)

Fitted with a double walk-in shower cubicle, wash basin housed in a vanity unit and close coupled wc. There is ceiling spot lighting, granite tiled flooring, chrome ladder radiator and frosted UPVC window to the rear elevation.

## DINING ROOM

13' x 10'10 (3.96m x 3.30m)

The dining room having previously been used as a double bedroom has UPVC double doors leading on to the gravelled courtyard area to the rear of the property, ceiling coving, parquet flooring and radiator.

## KITCHEN/BREAKFAST ROOM

17' x 10'3 (5.18m x 3.12m) plus 8'8 x 8'4 (2.64m x 2.54m)

A country style kitchen fitted with solid oak wall and base units with granite worktops incorporating a Belfast sink with inset drainer. There is a centre island and space for American fridge freezer, space for range cooker with extractor hood and integrated dishwasher and microwave oven. The kitchen has a lovely vaulted ceiling with exposed beams and two Velux roof



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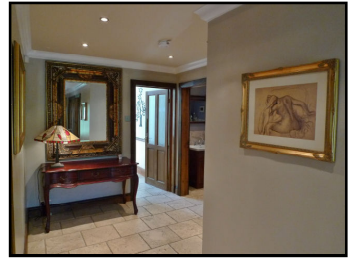
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lights. There is tiled flooring and a UPVC window to the rear elevation. This in turn leads to a breakfasting area with UPVC doors to the fabulous rear gardens.



A door leads to the utility room.

#### UTILITY ROOM

Fitted with base units and roll top work surfaces incorporating a sink and drainer. There is space and plumbing for a washing machine and tumble dryer, spot lighting, tiled flooring and UPVC window to the side elevation.

#### BEDROOM TWO

13' x 11'5 (3.96m x 3.48m)

To the front of the property this double bedroom situated to the ground floor has a UPVC window to the front elevation, ceiling coving and radiator.

#### FAMILY BATHROOM/WC

The ground floor bathroom has a luxury suite comprising double ended bath with mixer tap, shower attachment and tiled surround with wood panelling, corner shower cubicle, close coupled wc and wash basin housed in a wood vanity unit. There is splash back tiling and flooring, spot lighting to the ceiling, UPVC window to the side elevation and radiator.

Returning to the living room stairs lead to the first floor landing.

#### FIRST FLOOR LANDING

With eaves storage cupboard, Velux roof light and doors to the remaining double bedrooms.

#### BEDROOM THREE

19'4 x 18' (5.89m x 5.49m) maximum into eaves

An excellent double bedroom with Velux roof light, ceiling spot lighting, radiator and door leading to an en-suite bathroom.

#### EN-SUITE BATHROOM

Fitted with corner bath, glass wash basin and close couple wc. There is a Velux roof light, ceiling spot lighting, tiled flooring and ladder radiator.

#### BEDROOM FOUR

15'7 x 15'7 (4.75m x 4.75m)

A fourth double bedroom, with Velux roof light, radiator and eaves storage cupboard.

#### EXTERNALLY

The property is accessed via a timber gated driveway with block paving providing ample off-street parking for several cars as well as a front lawned garden with mature fenced boundary and border planting.

To the side of the property a gate in turn leads to the fabulous rear gardens which are predominately laid to lawn with south facing aspect. The gardens extend to approximately half an acre with mature evergreen planting providing excellent privacy, fenced boundaries and stone flagged decorative patio area with feature pond. There is also a side gravelled courtyard area accessed via the dining room.

To the front of the property there is also a timber framed arbour which gives access to a stream which runs along the westerly side of the property.

#### TENURE

Freehold

#### FLOOD RISK

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

#### COUNCIL TAX

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

#### ENERGY PERFORMANCE RATING

Grade: D



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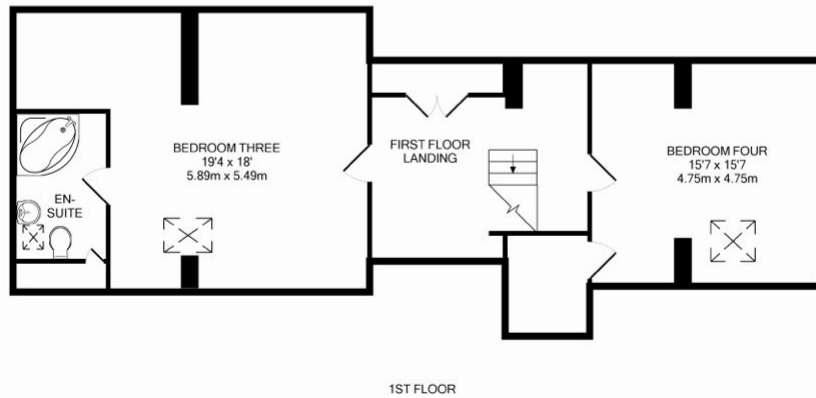
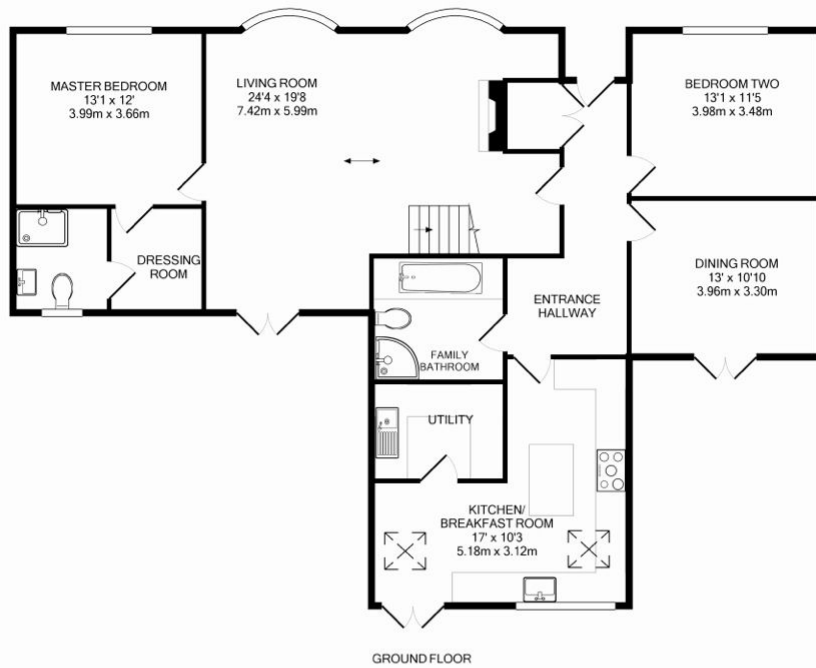
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