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MELNESS ROAD, HAZLERIGG, NE13

Offers Over £240,000

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Extended three-bedroom semi-detached home offering versatile living space and a generous family garden.

This appealing home has been thoughtfully extended to provide flexible accommodation suited to modern family life. The living room features attractive herringbone flooring and a charming focal fireplace, flowing through to an additional sunroom/home office with French doors onto the garden. The extended kitchen provides space for dining, while the converted garage adds further versatility through a utility room, downstairs shower room and an additional room suitable for a variety of uses. Upstairs, three bedrooms and a family bathroom complete the accommodation. Externally, the property benefits from front and rear gardens, driveway parking and an electric vehicle charging point.

Situated in Hazlerigg, a popular village approximately five miles north of Newcastle city centre, the property enjoys a pleasant semi-rural setting while remaining well connected to the wider region. The village offers a useful range of everyday amenities, including a convenience store, post office, fish and chip shop, hairdresser, beauty salon, garage and community facilities. Nearby road links provide access to Newcastle upon Tyne and surrounding areas, making the location appealing to commuters seeking a village environment with convenient connections to the city and beyond.

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The internal accommodation comprises: an entrance porch leading through an internal door into the entrance hallway, with stairs rising to the first floor, and access to the living room on the left. Positioned to the front of the property, the living room provides a good-sized reception space, enhanced by attractive herringbone flooring which continues towards the rear of the home. A chimney breast with an alcove housing a mock wood burner creates an appealing focal point, while the rear of the room opens into an extended sunroom/home office. This versatile additional reception space benefits from French doors leading directly onto the rear garden, creating a lovely connection between the indoor and outdoor living areas.

The living room also provides access to the extended kitchen, which is fitted with a range of wall and base units complemented by a wraparound worktop. Generously proportioned, the kitchen offers ample space for a dining table and chairs, while skylights and dual-aspect windows allow plenty of natural light to fill the room. A further door provides access to the rear garden, making this a practical space for everyday family life.

A door from the kitchen leads into the converted garage, which has been thoughtfully adapted to provide additional accommodation. To the rear, a useful utility room offers worktop space and plumbing and electrics for a washing machine, tumble dryer and other appliances. There is also a downstairs shower room fitted with a walk-in shower, WC and wash hand basin. To the front, a further versatile room is currently arranged as a home office but could also serve as a playroom or potentially an additional bedroom, subject to the purchaser's requirements and any necessary considerations.

To the first floor, a bright and well-proportioned landing provides access to three bedrooms and the family bathroom. Bedrooms one and two are both good-sized doubles, offering ample space for bedroom furniture, while bedroom three is a smaller single room currently arranged as a nursery and dressing room. The family bathroom is fitted with a white three-piece suite, including a bath with shower over, alongside a large storage cupboard housing the boiler.

Externally, the front garden is predominantly laid to lawn, with a driveway providing off-street parking for one vehicle and an electric vehicle charging point. To the rear, the particularly generous garden offers a paved patio immediately outside the property, leading onto a large lawned area. Beautifully presented and offering plenty of room for children to play, relax and entertain, the garden provides an excellent extension of the home's family-friendly accommodation.



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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : D

