

# Nuthatch Close, Five Mile Park, NE13

OO £280,000



## Full Description

Alexander Hudson Estates are delighted to welcome to the market this well presented three bedroom, detached family home in the popular suburb of Five Mile Park, NE13.

Upon entering, the welcoming hallway provides access to the ground floor accommodation, including a convenient downstairs WC and a spacious lounge. To the rear of the property is a separate dining room alongside a fitted kitchen, creating a practical layout for both everyday family living and entertaining.

To the first floor are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms offer comfortable accommodation for family members, guests or those working from home, while the family bathroom completes the first floor.

Externally, the property benefits from a private driveway leading to the garage, with a fantastic lawned garden to the rear, providing a pleasant private outdoor space for relaxing and entertaining.

Overall, this is a well-positioned detached home offering generous living accommodation, useful outdoor space and excellent potential for family

living.

The property is ideally situated in the popular area of Five Mile Park, NE13, offering a perfect blend of suburban tranquillity and convenience. Just a short distance away, you'll find a range of local amenities including a supermarket, independent shops, and charming eateries, ensuring all your daily needs are met close to home. For families, several highly regarded primary and secondary schools are within walking distance, making it a great location for growing households. Five Mile Park also benefits from excellent transport links, with frequent bus services providing easy access to Newcastle City Centre and surrounding areas. Additionally, the nearby A1 ensures quick connectivity for commuters. For those who enjoy outdoor activities, the nearby countryside and green spaces, including the scenic Weetslade Country Park, offer plenty of opportunities for walking, cycling, and family outings. Combining convenience with natural beauty, Five Mile Park is a highly desirable place to call home.

### Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

### Features

- Detached three-bedroom family home
- Spacious lounge and separate dining room
- Private driveway and garage
- Within walking distance to local Schools, amenities and transport links

### Contact Us

#### Alexander Hudson

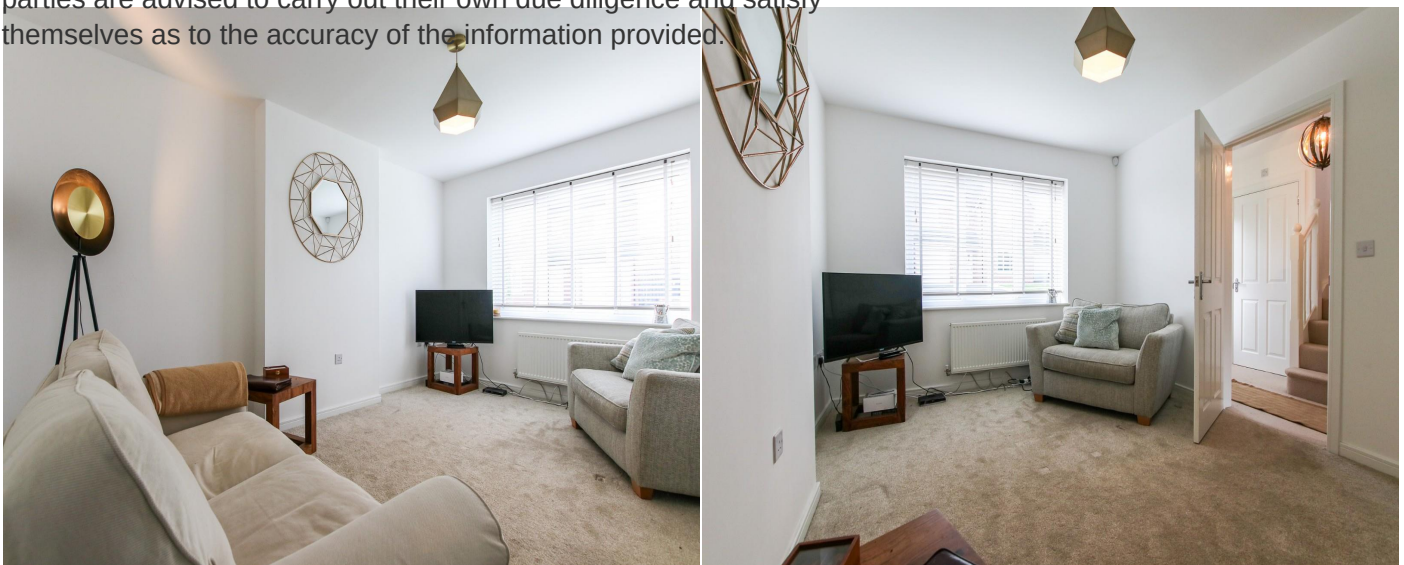
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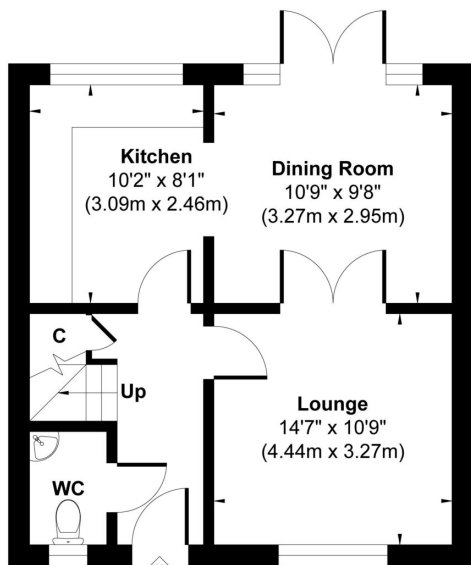
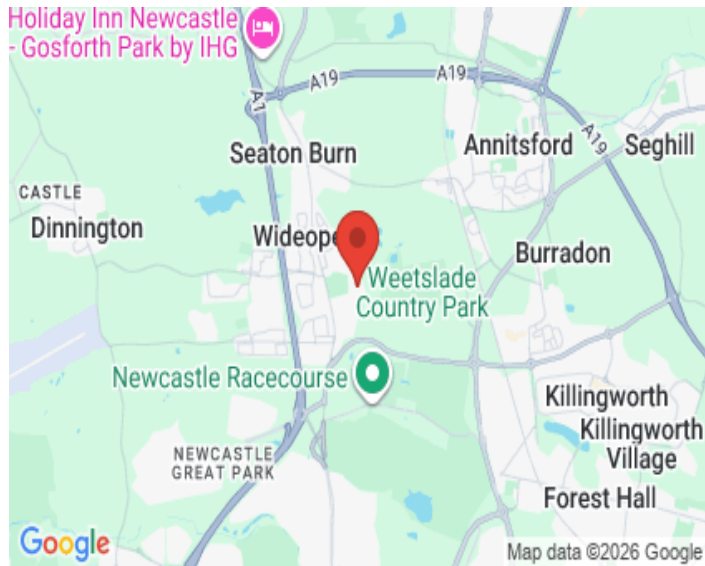




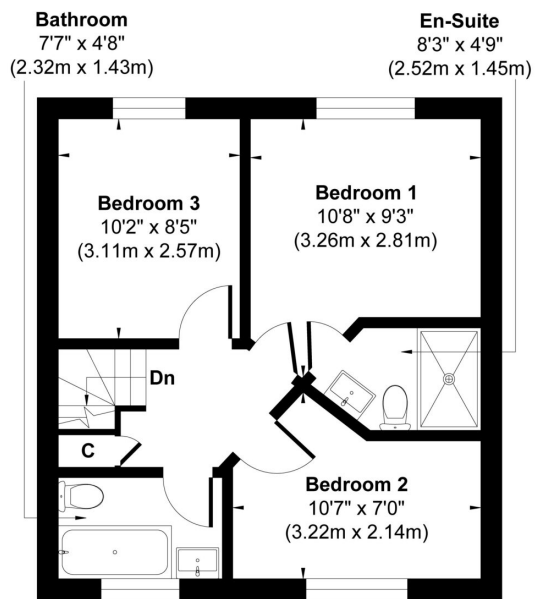


| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92-100) A                                        |         | 95        |
| (81-91) B                                         |         |           |
| (69-80) C                                         | 83      |           |
| (55-68) D                                         |         |           |
| (39-54) E                                         |         |           |
| (21-38) F                                         |         |           |
| (1-20) G                                          |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) A                                                      |         | 96        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 84      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC               |         |           |



**Ground Floor**  
Approximate Floor Area  
419 sq.ft  
(38.93 sq.m)



**First Floor**  
Approximate Floor Area  
419 sq.ft  
(38.93 sq.m)

**Approx. Gross Internal Floor Area 838 sq. ft / 77.86 sq. m**

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