



Clousden Grange, Forest Hall
Newcastle Upon Tyne

Offers in Region of £400,000

Clousden Grange

Forest Hall

Alexander Hudson Estates introduce to the market this beautiful three-bedroom detached bungalow, set within the popular Clousden Grange development in Forest Hall, NE12. The property offers well-proportioned single-level accommodation, including three reception rooms and an en-suite to the principal bedroom, together with a private driveway, attached double garage and enclosed rear garden.

The property briefly comprises of entrance hall with storage cupboard, leading to the living room positioned towards the front. This generous reception space features a bay window and a further front-facing window, with an archway leading through to the dining room. The dining room sits to the rear, with sliding patio doors opening into the conservatory, which has tiled flooring, windows overlooking the garden and French doors out to the patio.

The kitchen is fitted with a range of cream wall and base units, contrasting work surfaces, a built-in oven, gas hob with extractor hood, and space and plumbing for a washing machine. A window overlooks the conservatory, with a door leading directly into it.

The principal bedroom is a generous front-facing double with an extensive range of fitted wardrobes, bedside drawers and a dressing table, together with an en-suite. The second bedroom is another double with a built-in wardrobe, while the third features fitted storage and suits use as a single bedroom or home office.

The family bathroom comprises of bath, wash hand basin and WC, while the en-suite comprises of shower cubicle, wash hand basin and WC.

Externally, a lawned front garden and private driveway provide off-street parking and access to the attached double garage. A side gate leads to the enclosed rear garden, laid predominantly to paving with raised planted beds and mature hedging, offering a private, low-maintenance space for seating and outdoor dining.

With three bedrooms, three reception rooms, a double garage and a private rear garden, this is a well-proportioned single-level home in an established Forest Hall setting. Neutral décor throughout offers the opportunity to put your own stamp on it.





Forest Hall is a well-established suburb named after the Victorian mansion that once stood in the area. This leafy neighbourhood offers a mix of properties, local shops, cafés such as Sands of Tyne Coffee Shop & Bar, and supermarkets, complemented by nearby green spaces. Benton Metro Station and road links via the A19 and A1 provide straightforward commuting. Families are well served by schools including Forest Hall Primary and Ivy Road Primary, alongside nearby secondary schools. With its combination of character, amenities, and green surroundings, Forest Hall remains a highly desirable area for residents of all ages.

Council Tax band: D

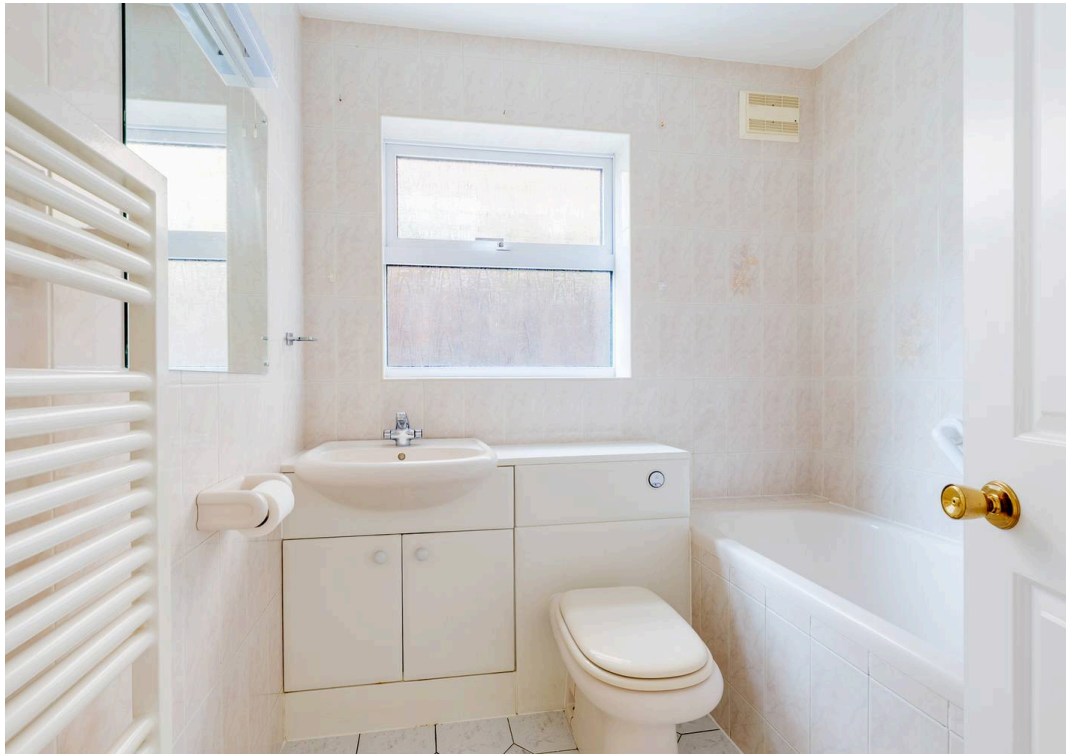
Tenure: Freehold

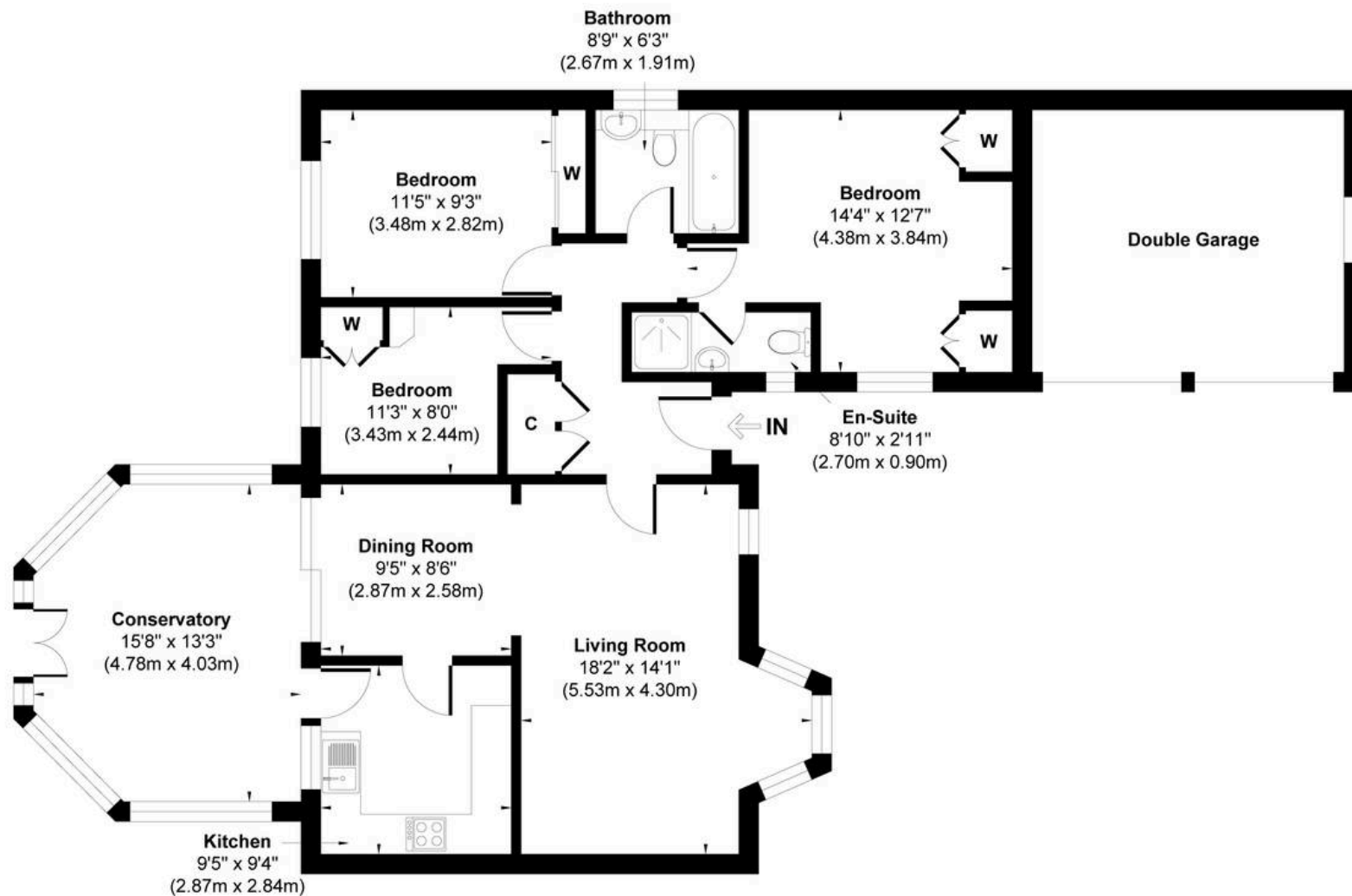
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three-bedroom detached bungalow with all accommodation on one level
- Three reception rooms, including a conservatory, plus en-suite to the principal bedroom
- Private driveway, attached double garage and enclosed rear garden
- Popular Clousden Grange development in Forest Hall, NE12, close to local shops, schools and Metro







Floor Plan
 Approximate Floor Area
 1148 sq.ft
 (106.67 sq.m)

Approx. Gross Internal Floor Area 1148 sq. ft / 106.67 sq. m (Excluding Garage)

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