

28 Studley Villas, Newcastle Upon Tyne

Newcastle Upon Tyne

Offers in Region of £350,000

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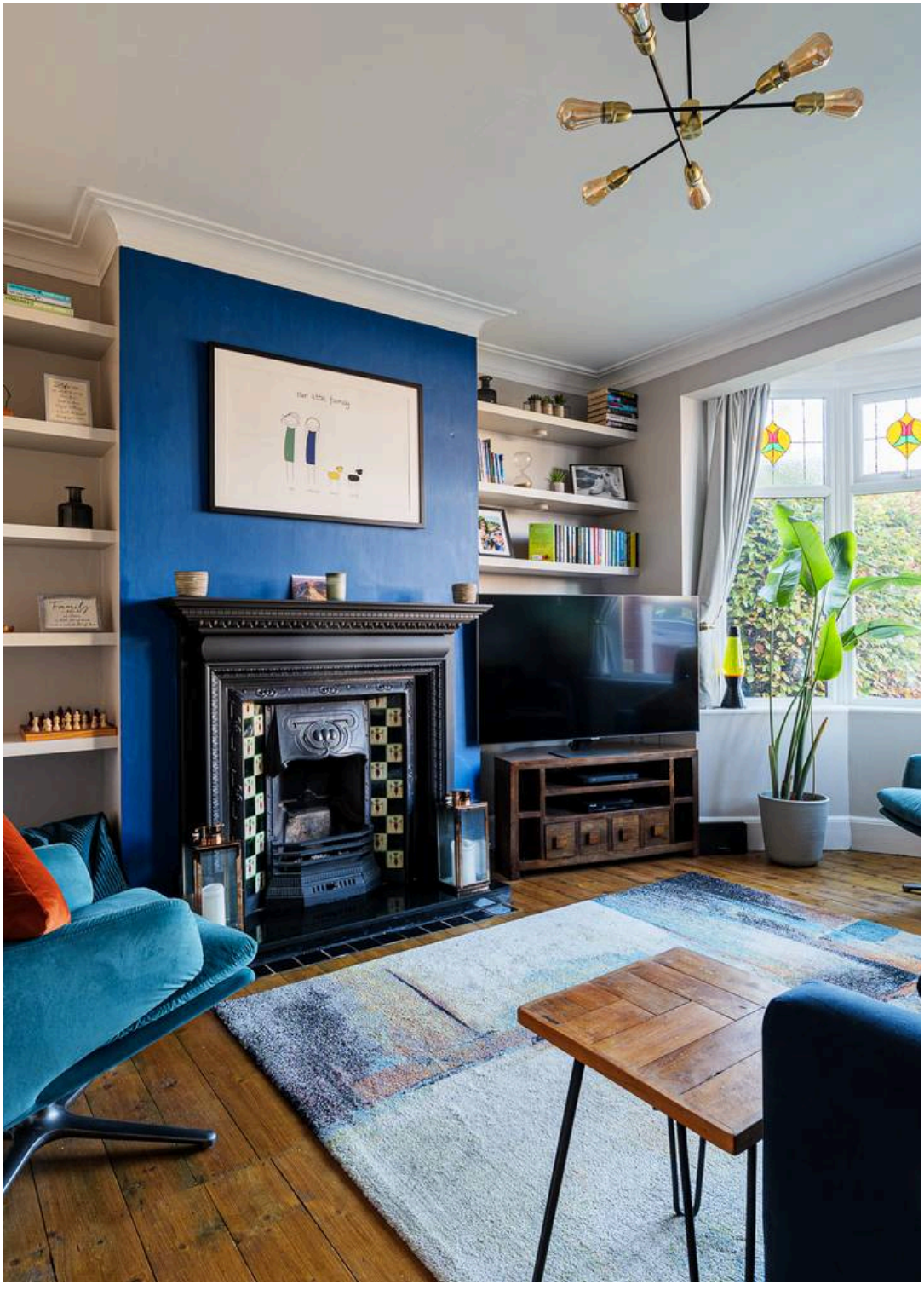
Alexander Hudson Estates presents to the market this attractive and characterful three-bedroom home, ideally situated on Studley Villas in the popular area of Forest Hall. Offering spacious accommodation, a wealth of charm and a number of distinctive features throughout, this lovely property is sure to appeal to a range of buyers.

Upon entering, you are welcomed by a separate living room, beautifully presented with a striking feature fireplace, bespoke shelving and a lovely bay window which allows plenty of natural light to flood the space. To the rear, the impressive kitchen and dining room provides a fantastic space for both everyday living and entertaining, featuring stylish dark cabinetry, a central island, a characterful exposed brick feature wall and a cosy log burner which adds warmth and character to the space. There is also the added convenience of a ground floor WC.

To the first floor, there are three bedrooms, two of which are spacious doubles, offering excellent accommodation for families, couples or those looking for additional space to work from home. The third bedroom provides further flexibility and could be utilised as a guest room, nursery or home office. Completing the first floor is a beautifully appointed family bathroom, featuring both a freestanding bath and a separate walk-in shower.

Externally, the property benefits from a south-facing garden, featuring a paved seating area and a lawned section, providing a great space to relax and enjoy the outdoors. There is also a separate outbuilding, comprising a versatile studio space alongside useful additional storage, offering excellent flexibility for those looking for a home office, creative space or hobby room.

Combining generous living space, charming original features and a distinctive interior style, this lovely home is ideally positioned within easy reach of Forest Hall's local shops, amenities, schools and transport links, making it an excellent opportunity for a range of buyers.





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: C

Tenure: Freehold

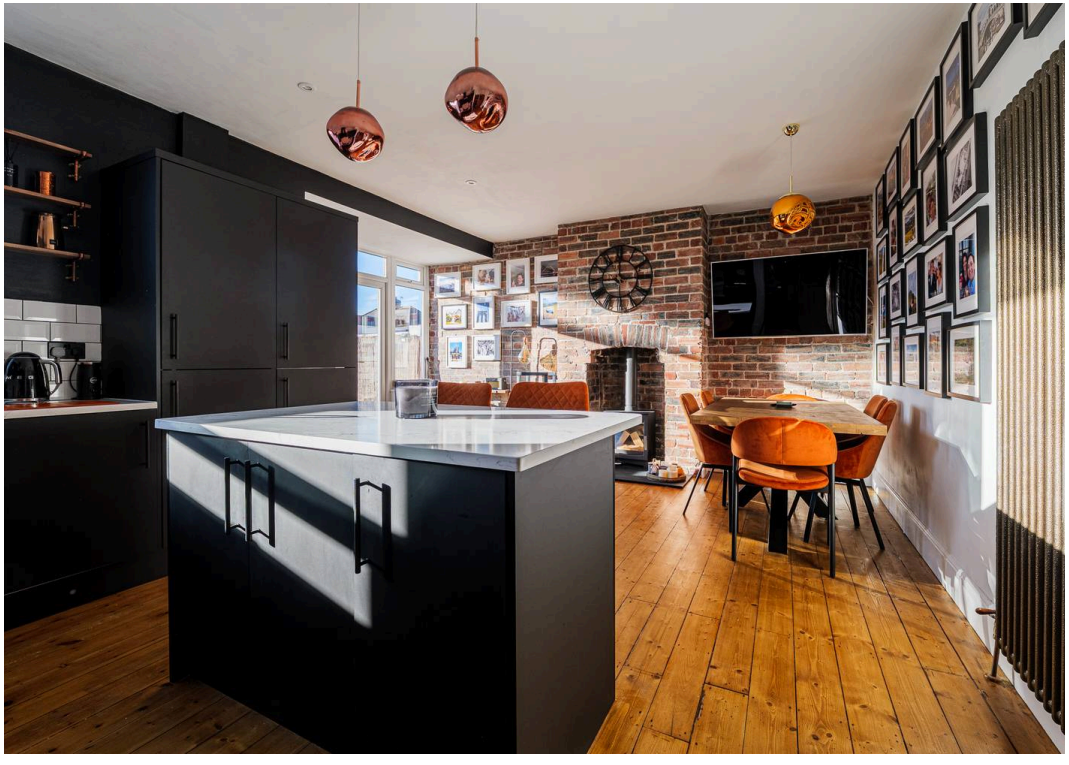
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Attractive three-bedroom semi-detached home in the popular area of Forest Hall.
- Stylish open-plan kitchen and dining room with exposed brick feature wall and log burner.
- South-facing garden with paved seating area and lawn, plus versatile studio outbuilding.
- Established Forest Hall location, close to local shops, schools, Benton Metro and the A19 and A1







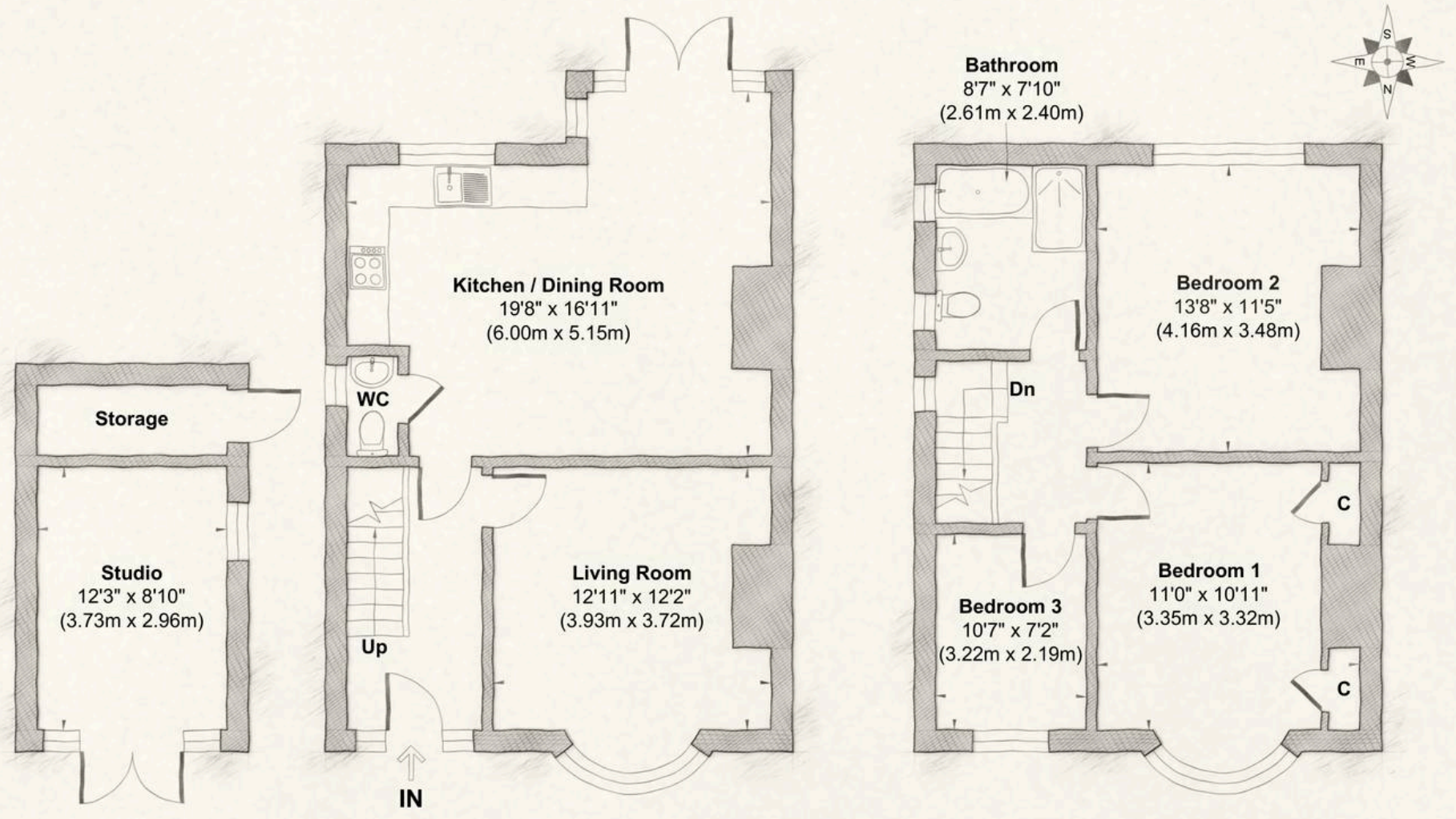












Outbuilding
Approximate Floor Area
108 sq.ft
(10.02 sq.m)

Ground Floor
Approximate Floor Area
544 sq.ft
(50.58 sq.m)

First Floor
Approximate Floor Area
515 sq.ft
(47.89 sq.m)

Approx. Gross Internal Floor Area 1167 sq. ft / 108.49 sq. m (Excluding Storage)

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