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HUMBLETON ROAD, NEWCASTLE UPON TYNE, NE13

£525,000

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Modern five-bedroom detached home, thoughtfully designed and well presented, located on Humbleton Road in Newcastle upon Tyne.

This well-presented property is arranged over three floors, with the ground floor comprising a spacious front-aspect lounge flowing through to a dining room with French doors opening to the garden, alongside a modern kitchen with breakfast area, a useful utility room, a ground floor WC, and a dual-aspect study. The first floor hosts four well-proportioned bedrooms, an en-suite and a family bathroom, while the upper floor is dedicated to the principal bedroom with dressing room and private bathroom.

Externally, the property benefits from front and rear gardens, with the rear garden including a fully boarded summer house with power and lighting as well as 4 cameras providing added security.

Humbleton Road is situated within a well-established residential area of Newcastle upon Tyne, offering convenient access to a range of local amenities, schools, and everyday services. The area is well placed for transport links, providing straightforward routes into the city centre and surrounding areas, while nearby green spaces and leisure facilities support a comfortable family lifestyle.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first floor landing. To the right is a spacious and well-presented lounge, enhanced by a walk-in bay window, which flows through into a large dining room with French doors opening out to the rear garden.

From the dining room, the accommodation continues into a generous modern kitchen fitted with a range of integrated appliances and ample floor and wall units providing excellent storage and work surface space. The kitchen further benefits from a breakfast nook and leads through to a useful utility room, which in turn provides access to the side of the property. Also located off the entrance hall is a dual-aspect study, along with a convenient ground floor WC.

The first floor landing provides access to four well-proportioned bedrooms, an en-suite, and a well-appointed family bathroom comprising a bath, WC, and wash hand basin set within a vanity unit. Stairs then lead up to the upper floor, which is dedicated to the principal bedroom. This impressive space benefits from built-in cupboards, a dressing room, and a private bathroom, and is enhanced by Velux skylights allowing in plenty of natural light.

Externally, to the front of the property there is a garden with mature shrubs, while to the rear is an enclosed garden predominantly laid to lawn, complemented by block-paved pathways and seating areas. The garden further benefits from a fully boarded summer house with power and lighting, along with a garden shed providing additional outdoor storage. The property additionally benefits from a fully integrated alarm system and four external security cameras.



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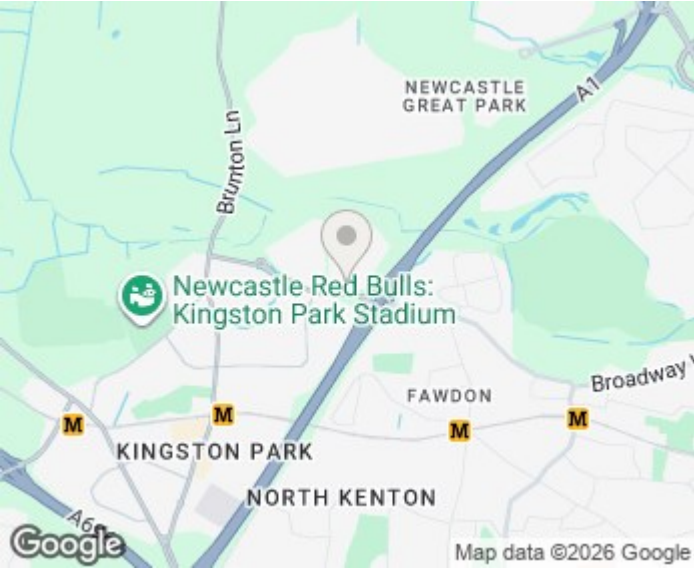
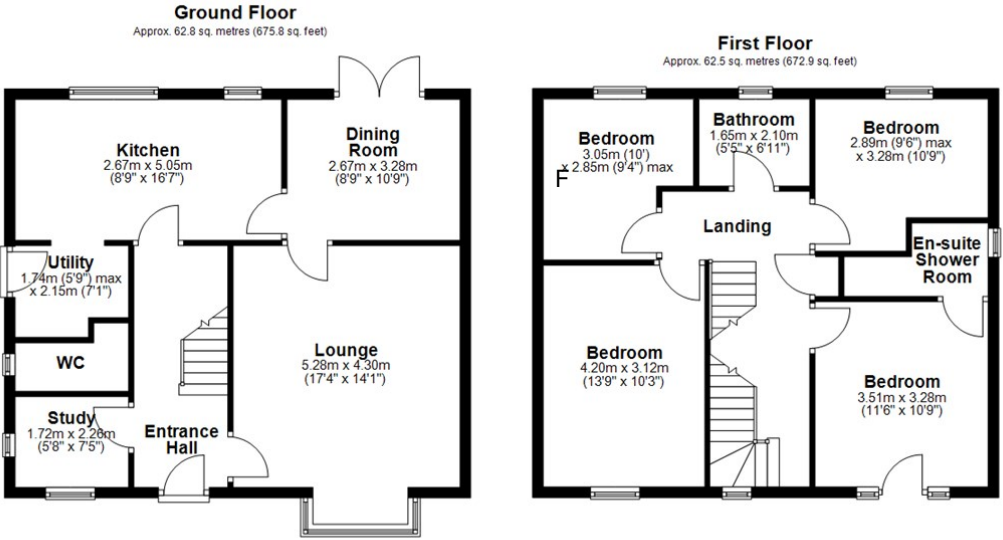
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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