



HUNTERS[®]
HERE TO GET *you* THERE

12 Coltpark Woods, Hamsterley Colliery, Newcastle Upon
Tyne, NE17 7SP

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Asking Price £239,950

Presenting a stunning terraced house for sale, situated on a small exclusive estate in a prime location. This immaculate property boasts an array of impressive features and elegant, contemporary design.

The property consists of four beautifully presented bedrooms. The master bedroom is on the top floor with an ensuite, and the family bathroom serves the two other bedrooms up there while the third bedroom is a comfortable double. The fourth bedroom is another generous single. Each room has been tastefully decorated to provide a relaxing and inviting environment.

The ground floor comprises an elegant reception room and kitchen, with the reception room offering French Doors for garden access. With ample space, these rooms are perfect for entertaining guests or spending quality time with family.

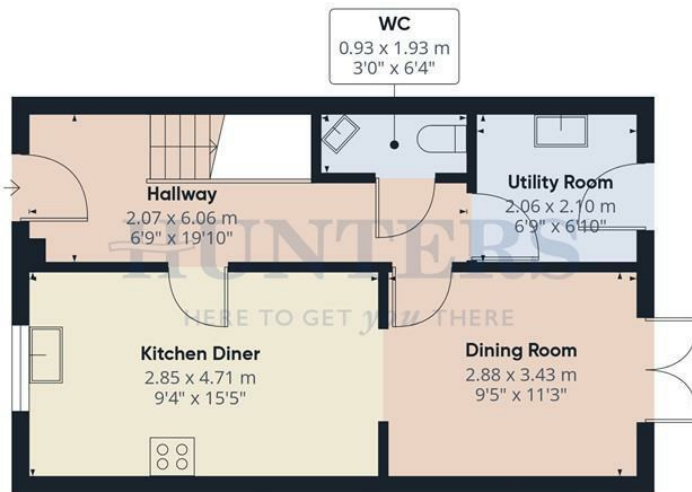
The first floor offers a spacious, second reception room with a Juliette balcony overlooking the garden to the rear.

This property also benefits from a total of three bathrooms. The first-floor en-suite bathroom attached to the second bedroom offers privacy and convenience, while the family bathroom serves the remaining bedrooms on the second floor.

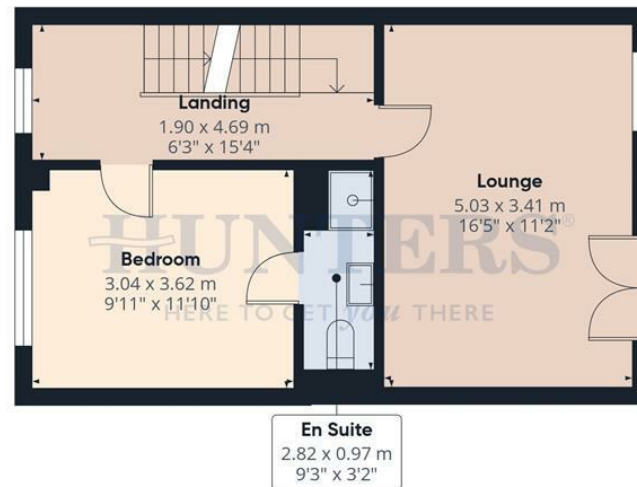
Externally, the property features a decked rear garden, a detached garage, and a parking space.

The property's location is ideal for families. It is within proximity to public transport links, green spaces, walking routes, and cycling routes, offering a perfect balance of convenience and lifestyle benefits. This house is a rare find and must be viewed to be fully appreciated.

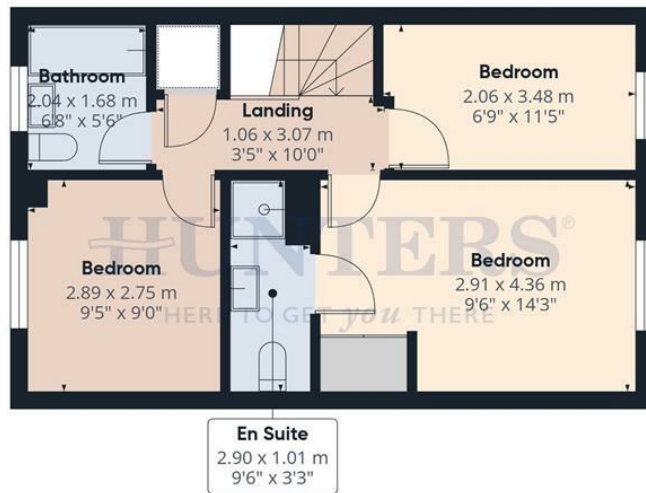
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Ground Floor



Floor 1



Floor 2

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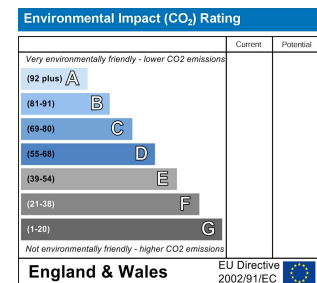
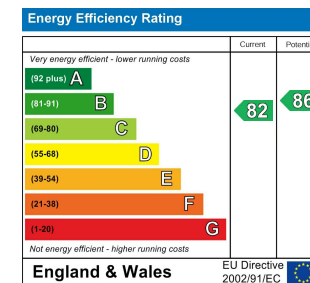
Approximate total area⁽¹⁾

114.3 m²
1229 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

