

11 Beech Close

Melton Park, Newcastle Upon Tyne, NE3 5PH

£795,000

Trading Places

Coastal and Country Property Specialists

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Trading Places are delighted to bring to the market this substantial and rarely available detached family home, ideally positioned within a quiet cul-de-sac in the heart of Melton Park, Gosforth.

11 Beech Close enjoys an enviable location close to an excellent range of local amenities, including well regarded schools, independent shops, supermarkets, cafés and restaurants. Gosforth High Street is just a short distance away, offering a vibrant selection of retail and leisure facilities, while Newcastle Racecourse and excellent transport links further enhance the appeal for families and commuters alike.

The property is accessed via a welcoming entrance porch leading into a spacious reception hallway, with doors to a generous living room, study, downstairs WC, and an impressive open-plan kitchen/family room. Designed with modern family living and entertaining in mind, this fantastic space enjoys an abundance of natural light and provides direct access to the substantial rear garden. The layout flows seamlessly into the utility room and integral garage, offering additional storage. To the first floor are four well proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and en-suite shower room. A family bathroom and additional storage cupboard completes the first floor.
Externally, the property boasts a substantial private rear garden, secure and secluded with a well maintained lawn, mature planting and generous patio areas ideal for outdoor dining and entertaining. The current owners have also added a superb garden room with power and heating, providing versatile additional space. To the front, a generous driveway offers off-street parking, alongside a large garage with electric roller door.

Early viewing is strongly recommended to fully appreciate the quality, space and prime location this exceptional detached home has to offer. Council Tax Band F. EPC Rating C.





Entrance Porch

Entrance via a uPVC front door with decorative glazed inserts. The welcoming porch features wood effect flooring, ceiling coving, a ceiling spotlight, and an inner door opening into the hallway.

Hallway

Entrance through an oak engineered door with glazed inserts into a spacious hallway featuring wood effect flooring. Doors lead to the living room, kitchen/family room, study, and downstairs WC. Additional features include a modern radiator, ceiling coving, ceiling spotlights, and a staircase rising to the first floor.

Living Room

20'1 x 13'2 (6.12m x 4.01m)

Spacious dual aspect living room offering an abundance of space for family living and entertaining. A double glazed uPVC window to the front and rear uPVC double doors leading into the conservatory allow plenty of natural light, creating a bright and airy feel. The room features an electric fireplace with a brick inset, tiled hearth, and exposed floating wooden beam, adding warmth and character. Finished with oak engineered flooring, a TV point, decorative ceiling coving, and ceiling spotlights, this is a cosy and inviting living space. Doors lead through to the conservatory.









Conservatory

20'5 x 13'2 (6.22m x 4.01m)

The conservatory, added by the current owners, provides a warm and bright additional reception space, perfect for relaxing while enjoying the stunning garden views. Features include oak engineered flooring, a radiator, TV point, and uPVC double doors opening onto the private rear garden.

Downstairs WC

A welcome addition to the ground floor, the downstairs WC is fitted with a modern two piece suite comprising a low-level WC and compact wash hand basin. A uPVC double glazed obscure window provides natural light and ventilation, while tiled walls and flooring complete the space.

Study

10'0 x 5'10 (3.05m x 1.78m)

Located to the rear of the property, this versatile room is currently utilised as a study. Features include wood effect flooring, ceiling coving, and a modern radiator. A uPVC double glazed window provides views over the conservatory and beyond.

Kitchen/Family Room

27'2 x 24'7 (8.28m x 7.49m)

A superb open-plan kitchen/family room, ideal for both everyday living and entertaining, with ample space to comfortably accommodate a six seater dining table. The modern fitted kitchen comprises a comprehensive range of wall, base, and drawer units with granite worktops and tiled splashbacks. Features include a Belfast sink with mixer tap and granite drainer grooves, eye-level integrated double oven, gas hob, and extractor fan, along with space for a fridge/freezer and a generous pantry cupboard providing excellent storage.

The family seating area offers additional space for dining and relaxation, enhanced by uPVC sliding doors opening to the garden for seamless indoor-outdoor living. Finished with oak engineered flooring throughout, two modern radiators, and double-glazed uPVC windows to the front and rear, the room is bright and well-appointed. Ceiling spotlights complete the space, with door providing access to the utility room.

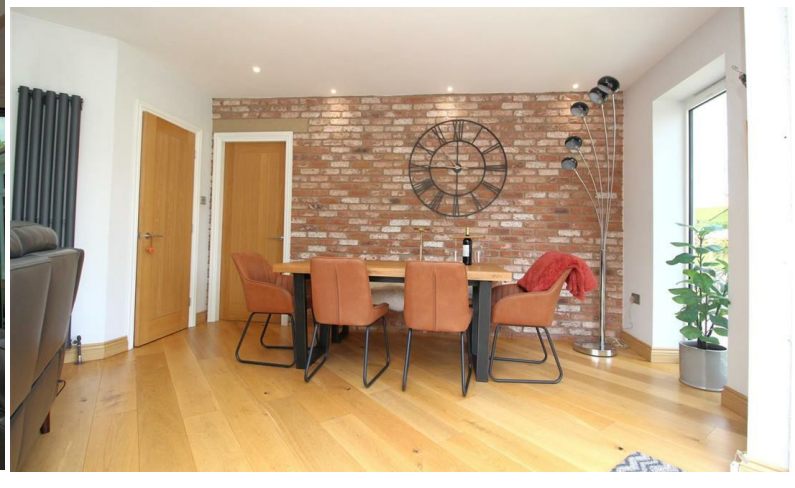




























Utility

17'1 x 6'7 (5.21m x 2.01m)

A modern and functional utility room fitted with a range of wall and base units, complemented by contrasting worktops and tiled splashbacks. There is space and plumbing for a washing machine and tumble dryer, along with a stainless steel sink and mixer tap. A door provides internal access to the garage, while a uPVC double-glazed obscure glass door opens onto the rear garden.

Garage

15'9 x 15'3 (4.80m x 4.65m)

The garage benefits from an electric door and provides parking and storage for one vehicle. It is fitted with lighting and power, and offers internal access to the utility room.

Landing

The spacious landing is enhanced by a uPVC double glazed window, creating a bright and airy feel. Features include a modern radiator, doors leading to all bedrooms and the family bathroom, a large storage cupboard, and loft access via a ladder, with lighting and boarding for additional storage.

Bedroom One

13'2 x 12'8 (4.01m x 3.86m)

Bedroom One is a front facing principal bedroom featuring a uPVC double glazed window, fitted wardrobes, ceiling spotlights, and a modern radiator. A door provides access to the en-suite shower room.

En-Suite

The en-suite is modern and well appointed, featuring a walk-in shower with rainfall showerhead and separate handheld telephone style attachment, along with an enclosed WC and vanity wash basin. Ceiling spotlights, tiled walls, and flooring create a sleek, contemporary finish, while a uPVC double glazed obscure window provides natural light and ventilation.

Bedroom Two

11'9 x 10'4 (3.58m x 3.15m)

Bedroom Two is a rear facing room with a uPVC double glazed window offering views over the rear garden. The room benefits from built-in wardrobes, ceiling spotlights, and a modern radiator.

Bedroom Three

10'2 x 9'3 (3.10m x 2.82m)

Bedroom Three is a front facing room with a double glazed window, central light, and a modern radiator.

Bedroom Four

10'2 x 7'0 (3.10m x 2.13m)

Bedroom Four is a front facing room with a double glazed window, central light, and a modern radiator.

Family Bathroom

The family bathroom is fitted with a panelled bath with mixer taps and an overhead shower, complete with a glass shower screen. A vanity wash basin with storage beneath is complemented by a low-level WC and vertical heated towel rail. Finished with tiled walls and flooring, the room also benefits from a uPVC double glazed obscure window and ceiling spotlights.

Front Gardens

To the front of the property is a driveway providing off street parking, along with access to a double garage and a pathway leading to the front entrance. The frontage is complemented by laid lawns, mature shrubs, and gated side access to the rear garden.

Rear Gardens

This generous and mature rear garden has been beautifully maintained by the current owners. Rarely does a plot of this size come to the market, offering a wonderful sense of space and privacy. Predominantly laid to lawn, the garden is complemented by mature trees, established shrubs, and well stocked borders.

A large patio area provides an ideal setting for outdoor relaxation, while a separate seating area to the rear of the garden creates the perfect space for entertaining. A standout feature is the versatile garden room, offering a variety of potential uses. Additional benefits include a useful storage area to the side of the property, a water tap, and gated access to the front. This truly is a unique and impressive outdoor space.

Garden Room

14'2" x 10'2" (4.34 x 3.10)

The garden room is a fantastic addition to the rear garden, offering versatile and flexible living space. It is well appointed with lighting, power, a TV point, ceiling spotlights, and laminate flooring, creating a cosy and inviting environment suitable for a variety of uses.



















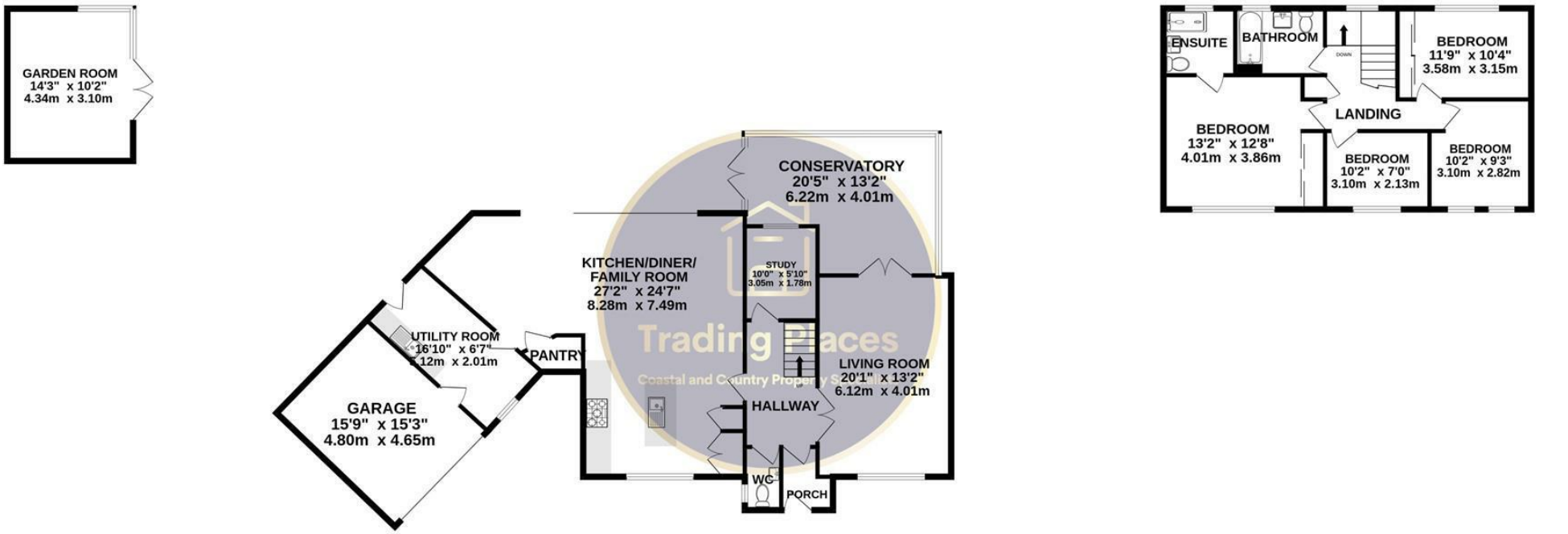




Floor Plan

GROUND FLOOR
1601 sq.ft. (148.7 sq.m.) approx.

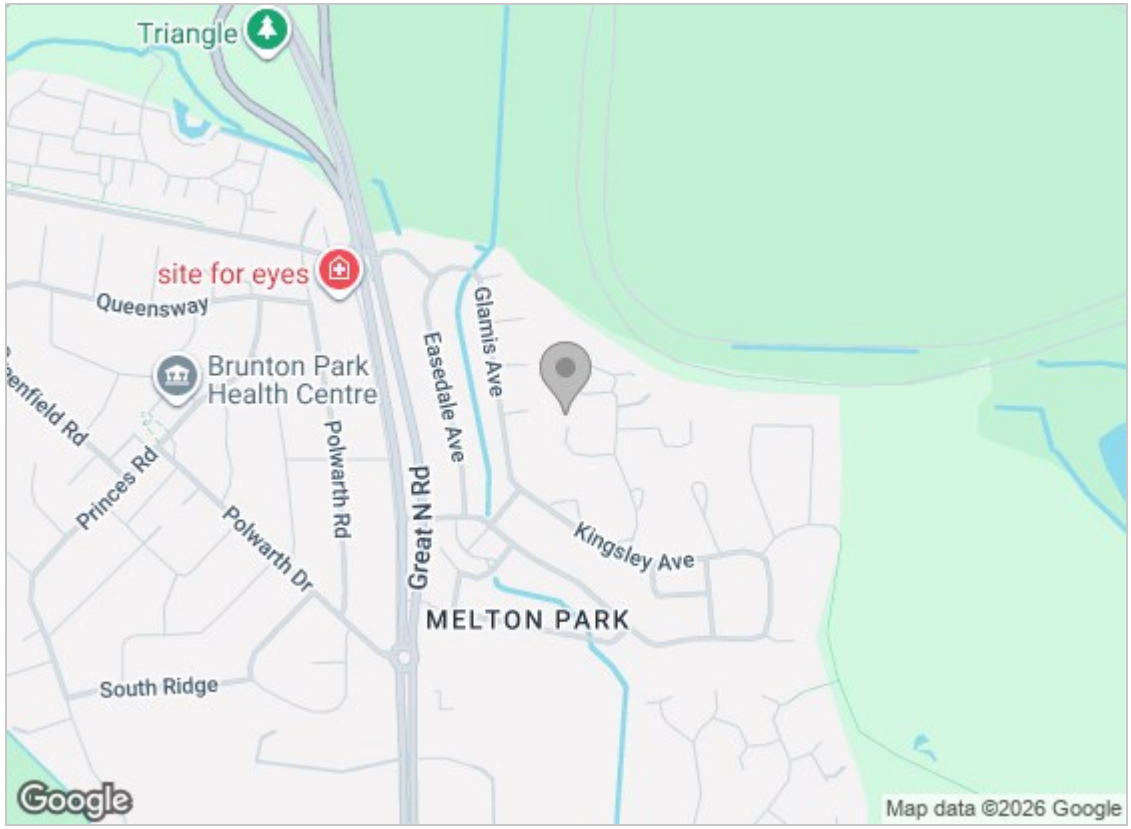
1ST FLOOR
636 sq.ft. (59.0 sq.m.) approx.



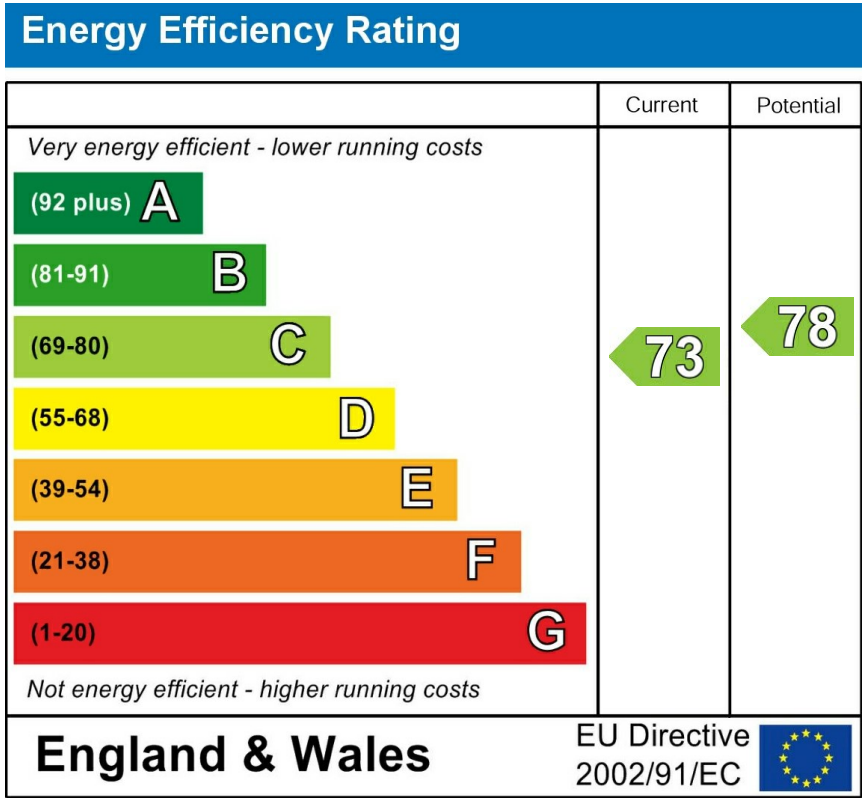
TOTAL FLOOR AREA : 2236 sq.ft. (207.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Viewing

Please contact our Trading Places Office on 0191 251 1189
if you wish to arrange a viewing appointment for this property or require further information.

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