



37 Cotswold Gardens, Newcastle Upon Tyne, NE7 7AE

Offers Over £400,000

Hive Estates is delighted to present this beautifully renovated family home in the sought after area of High Heaton. Finished to an exceptional standard throughout, this spacious property combines contemporary design with warm, neutral tones, high quality fittings, and thoughtful touches in every room.

The living room is an impressive, light filled space featuring a large bay window with plantation shutters, soft neutral décor, wood effect laminate flooring, a stylish feature fireplace, and the added convenience of a downstairs WC. At the heart of the home is the stunning open plan kitchen/diner. Designed with both style and practicality in mind, it boasts quartz worktops, cream shaker-style cabinetry, a central island with contrasting anthracite cabinets, and integrated appliances including an oven, hob, fridge, freezer and dishwasher. A Belfast sink with brushed brass fixtures adds a touch of elegance. The dining area features a dedicated coffee station with matching cabinetry and offers ample space for family dining and entertaining. Patio doors lead directly out to the landscaped rear garden, seamlessly blending indoor and outdoor living.

WC 5'10" x 3'3" (1.80 x 1.00)

Garage 14'9" x 8'6" (4.50 x 2.60)

Upstairs, the master bedroom is a generous and inviting room with a bay window, fitted wardrobes, soft beige carpets, and wall lighting for a cosy ambience. The second bedroom offers a calming palette of earthy neutrals, built in wardrobes, and plenty of natural light. The third bedroom, with its corner window and warm neutral decor, is a versatile space ideal for a home office, dressing room, or guest bedroom. all rooms are fitted with traditional column radiators The luxurious family bathroom features stone marble effect floor tiles, a walk in waterfall shower with sage green marble effect tiling, a freestanding bath, vanity basin unit, WC, towel radiator, and large frosted windows, all complemented by brushed brass fittings for a high end finish.

Externally, the rear garden has been fully landscaped with patio areas and a generous lawn, perfect for outdoor dining and relaxation. To the front, a double driveway provides off street parking and leads to the garage with an electric shutter door. The garage has been thoughtfully converted into a flexible space currently used as a utility room and home gym, complete with a fitted washing machine and convenient access to an EV charger.

This exceptional home has benefited from extensive renovations including a full rewire, new central heating system, and premium fixtures and finishes throughout. Every detail has been carefully considered, resulting in a property that offers modern living at its finest.

Situated in a fantastic location close to the Freeman Hospital, the property also benefits from excellent local amenities and well-regarded schools, making it an ideal choice for families and professionals alike.

Lounge 13'1" x 12'1" (4.00 x 3.70)

Kitchen/Diner 13'8" x 23'11" (4.17 x 7.30)

Bedroom 1 13'1" x 12'5" (4.00 x 3.81)

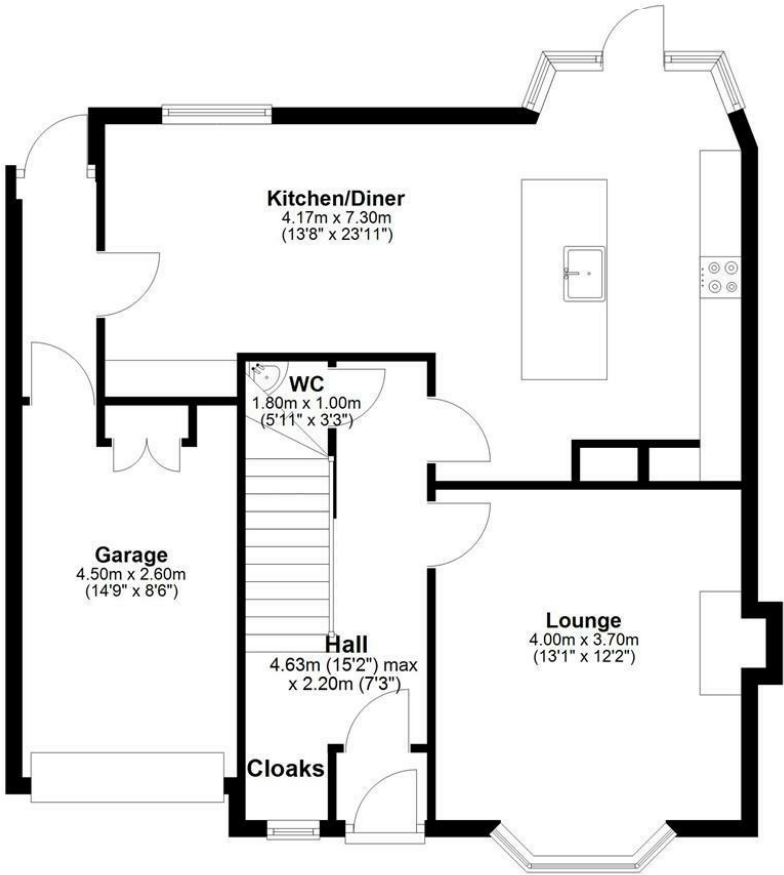
Bedroom 2 13'1" x 11'11" (4.00 x 3.65)

Bedroom 3 9'2" x 7'2" (2.80 x 2.20)

Bathroom 7'10" x 8'10" (2.40 x 2.70)

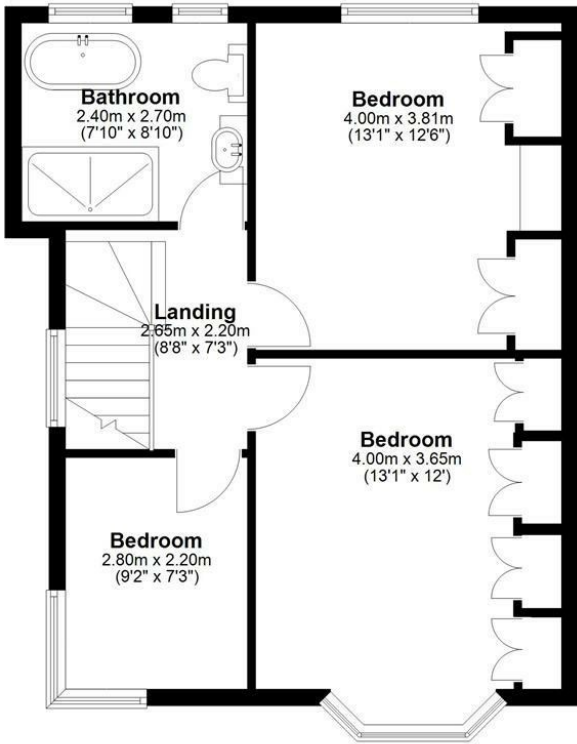
Ground Floor

Approx. 72.9 sq. metres (785.0 sq. feet)



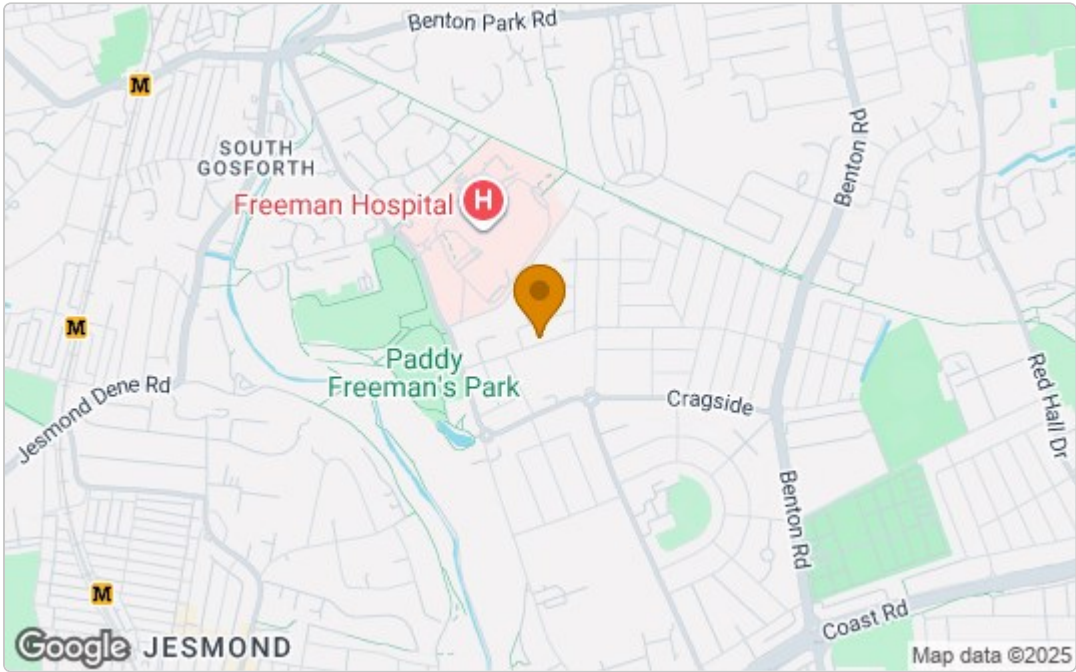
First Floor

Approx. 49.7 sq. metres (535.5 sq. feet)

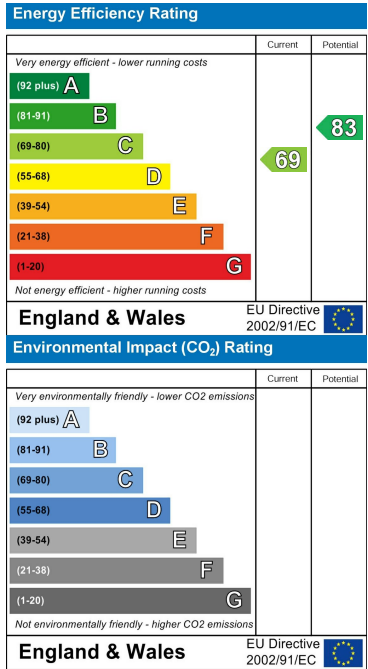


Total area: approx. 122.7 sq. metres (1320.5 sq. feet)

Area Map



Energy Efficiency Graph



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