



### 3 bed detached bungalow to buy in NE17

Forge Close, Blackhall Mill, Newcastle  
upon Tyne, Tyne and Wear, NE17 7LJ

# £270,000

🏠 x3 🪑 x1 🚗 x2

Tenure

**Freehold**

### Property features

- ✓ Fantastic Position and Plot
- ✓ Driveway and Garage
- ✓ No Chain
- ✓ Open Countryside Views
- ✓ Three Bed Detached Bungalow

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

SALE SUBJECT TO GRANT OF PROBATE

Situated within a pleasant cul-de-sac location in the highly sought-after village of Blackhall Mill, this three-bedroom detached bungalow offers spacious single-level accommodation together with generous gardens, driveway parking, an attached garage and outstanding open countryside views to the rear.

The accommodation briefly comprises an entrance porch, spacious living room with feature fireplace, fitted kitchen, separate dining room, conservatory, three bedrooms and a modern family bathroom. The property benefits from a practical and versatile layout throughout, with the conservatory and rear-facing rooms taking full advantage of the attractive rural outlook.

Externally, the property occupies a generous plot with a lawned front garden and a block-paved driveway providing off-street parking for multiple vehicles and access to the attached garage. To the rear is a sizeable enclosed garden laid mainly to lawn with established planting, a detached timber summerhouse and exceptional open views across adjoining fields and surrounding countryside, creating a peaceful and private setting rarely available within a residential development.

Offering excellent potential for a purchaser to modernise and personalise to their own taste whilst already benefiting from a modern bathroom, conservatory and desirable village location, this detached bungalow is likely to appeal to a wide range of buyers including downsizers, retirees and those seeking single-storey living with attractive outdoor space.

Early viewing is highly recommended to fully appreciate the accommodation, gardens and stunning countryside outlook on offer.

Council Tax Band: D

Tenure: Freehold

Price: £270,000

Property Type: Detached Bungalow

USPs: Garden, Chain free

Parking: Driveway & Garage

Year built: 1990

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## External

Occupying an attractive position within a quiet cul-de-sac, the property benefits from a generous block-paved driveway providing off-street parking for multiple vehicles and leading to the attached garage. A lawned front garden enhances the property's kerb appeal, while the detached bungalow design offers an attractive and well-balanced frontage.



## Porch

1.46m x 2.44m (4'9" x 8'0")

Entrance porch providing a practical space for coats and footwear, with access into the main living accommodation.



## Kitchen

2.46m x 3.75m (8'0" x 12'3")

Fitted with a range of wall and base units complemented by generous work surface areas and tiled splashbacks. Incorporating an electric hob with extractor hood above and built-in oven below, the kitchen offers practical preparation space and storage. A large rear-facing window allows plenty of natural light and enjoys pleasant views over the rear garden and open greenery beyond. The room provides access to the dining room and benefits from an internal door leading to the attached garage.

## Living Room

3.95m x 5.17m (12'11" x 16'11")

A generously proportioned principal reception room offering excellent space for both relaxing and entertaining. The room benefits from a large front-facing window allowing plenty of natural light, while a feature fireplace provides an attractive focal point. Decorative coving and recessed ceiling spotlights enhance the space, with glazed double doors leading through to the dining room and creating a flexible flow between the living area



## Dining Room

2.54m x 3.93m (8'4" x 12'10")

Positioned between the kitchen and conservatory, the dining room provides a dedicated space for family dining and entertaining. Sliding patio doors allow natural light to flow through from the conservatory while creating a seamless connection to the rear-facing living spaces. Offering ample room for a dining table and chairs, the room enjoys pleasant views towards the garden and open greenery beyond.



## Conservatory

2.44m x 3.21m (8'0" x 10'6")

A bright and versatile conservatory enjoying an attractive outlook over the rear garden and open countryside beyond. Benefiting from a glazed roof and surrounding windows, the room is flooded with natural light throughout the day and provides an ideal space for relaxing, entertaining or enjoying the garden views. French doors offer direct access to the rear garden, creating an excellent indoor-outdoor connection.

## Master Bedroom

3.02m x 2.85m (9'10" x 9'4")

A well-proportioned double bedroom situated to the front of the property. The room benefits from a large window allowing for good levels of natural light and offers ample space for a double bed and a range of bedroom furniture. A comfortable and versatile principal bedroom with a pleasant outlook.



## Bedroom Two

2.70m x 2.59m (8'10" x 8'5")

A well-proportioned bedroom enjoying an attractive rear-facing aspect with views over the garden and open countryside beyond. Offering space for a bed and additional furniture, the room provides versatile accommodation suitable for guests, family members or use as a home office if required.

## Bedroom Three

1.84m x 3.63m (6'0" x 11'10")

A versatile third bedroom enjoying pleasant views over the rear garden and open countryside beyond. The room offers flexibility of use and would be equally suited as a single bedroom, home office, study or hobby room, making it ideal for modern living requirements.

## Bathroom

2.03m x 2.19m (6'7" x 7'2")

A stylish and contemporary bathroom fitted with a modern white suite comprising panelled bath with shower and glazed screen, concealed cistern WC and wash hand basin set within a vanity unit. Fully tiled walls and flooring create a sleek finish, while a heated towel radiator, built-in storage and opaque window provide practicality and comfort



## Garage

2.66m x 5.22m (8'8" x 17'1")

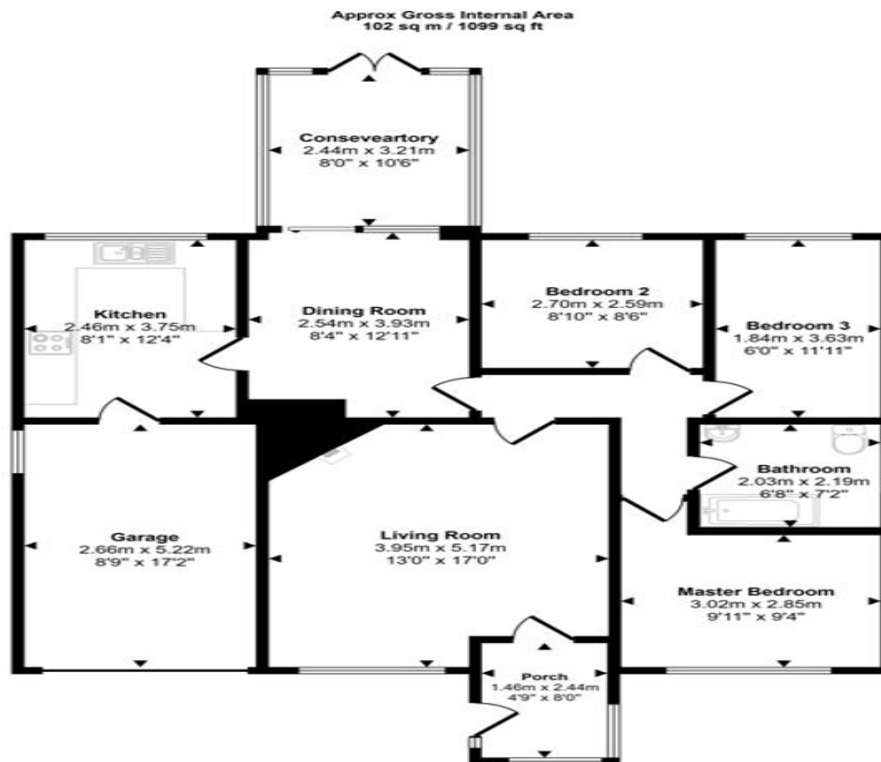
Attached single garage accessed via a roller door and providing secure parking, storage and workshop potential. Benefiting from power, lighting and a side access door to the rear garden, the garage also houses the wall-mounted central heating boiler and enjoys convenient internal access from the kitchen.

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## Garden

A generous enclosed rear garden laid mainly to lawn with established shrubs, borders and planting. The garden enjoys an exceptional open aspect to the rear, backing directly onto open countryside and providing far-reaching views across adjoining fields. A detached timber summerhouse offers additional outdoor space and potential for a variety of uses, while the conservatory opens directly onto the garden, creating an ideal setting for relaxing and entertaining. The combination of privacy, outdoor space and uninterrupted rural outlook makes this a particularly attractive feature of the property.





**Floorplan**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Forge Close, Blackhall Mill, Newcastle upon Tyne, Tyne and Wear, NE17 7LJ

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