



# Alexander Hudson Estates

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Sales Particulars

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Otterburn Close, Forest Hall, NE12



# The Property

Alexander Hudson Estates is delighted to present this charming three-bedroom, semi-detached family home in the highly sought-after area of Forest Hall, NE12.

Bright and spacious throughout, the home boasts a welcoming entrance hallway leading to a convenient downstairs WC. The open-plan living and dining room provides a fantastic space for relaxation and entertaining, with large windows allowing plenty of natural light to flood the room. The well-appointed kitchen offers ample storage and workspace, making meal preparation a pleasure. Additionally, a conservatory extension enhances the living space, creating a versatile area that can be used as a second sitting room, playroom, or home office.

Upstairs, the property features a family bathroom and three well-proportioned bedrooms, each with space for furnishings and storage.

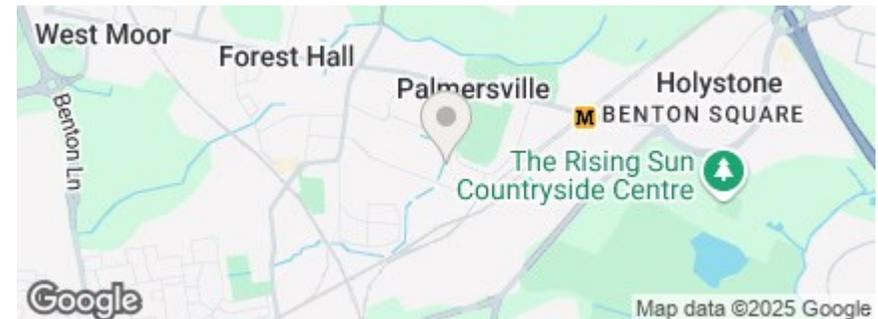
Externally, the home benefits from a low-maintenance front garden, a private driveway, and access to a single attached garage, providing both parking and additional storage options. The rear garden is well-proportioned, sunny, and designed for ease of upkeep, making it an ideal space for outdoor dining, gardening, or relaxation.

The location is a key highlight, with Forest Hall High Street just a short distance away, offering a variety of local shops, cafés, and essential amenities. For those in need of more extensive shopping and leisure facilities, The Killingworth Shopping Centre, White Swan Centre, and The Lakeside Centre are all within easy reach, providing an array of retail, dining, and recreational options. Excellent transport links, including nearby bus routes and easy access to major road networks, ensure convenient travel across the region.

Freehold  
Council Tax: B  
EPC Rating: 65



GROSS INTERNAL AREA  
FLOOR 1 61.3 m<sup>2</sup> FLOOR 2 32.9 m<sup>2</sup>  
TOTAL 94.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Alexander Hudson Estates  
The Printworks  
20 Arrow Close  
NE12 6QN

0191 268 7433  
[sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)