

# SIGNATURE


## NORTH EAST

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 Grove Park Square, Newcastle Upon Tyne NE3 1BN



# Grove Park Square, Newcastle Upon Tyne NE3 1BN

**Offers Over £710,000**

Situated within one of the finest streets in Gosforth, and available for sale with no upper chain, is this immaculate, four bed semi-detached family home, complete with two reception rooms, front and rear gardens and a large driveway and garage for off street parking.

This stunning home, originally constructed in 2005, boasts many of its original features throughout, and has been well loved by the current owners. The property is in an ideal location, close to Gosforth High Street with many shops, restaurants, and amenities and is excellently positioned to provide access to local schools, Newcastle City Centre and both South Gosforth and Illford Road metro links.

This fantastic accommodation is split over three floors, with the ground floor benefitting from a light and spacious entrance hallway, a reception room which can be accessed via double doors, a large, open plan kitchen / dining room, and a separate utility room. There is also a large storage cupboard and convenient ground floor WC.

To the first floor, there is an additional sitting room with a bay window to the front elevation, a large double bedroom with ensuite, a single bedroom and a stylish, fully tiled four-piece family bathroom.

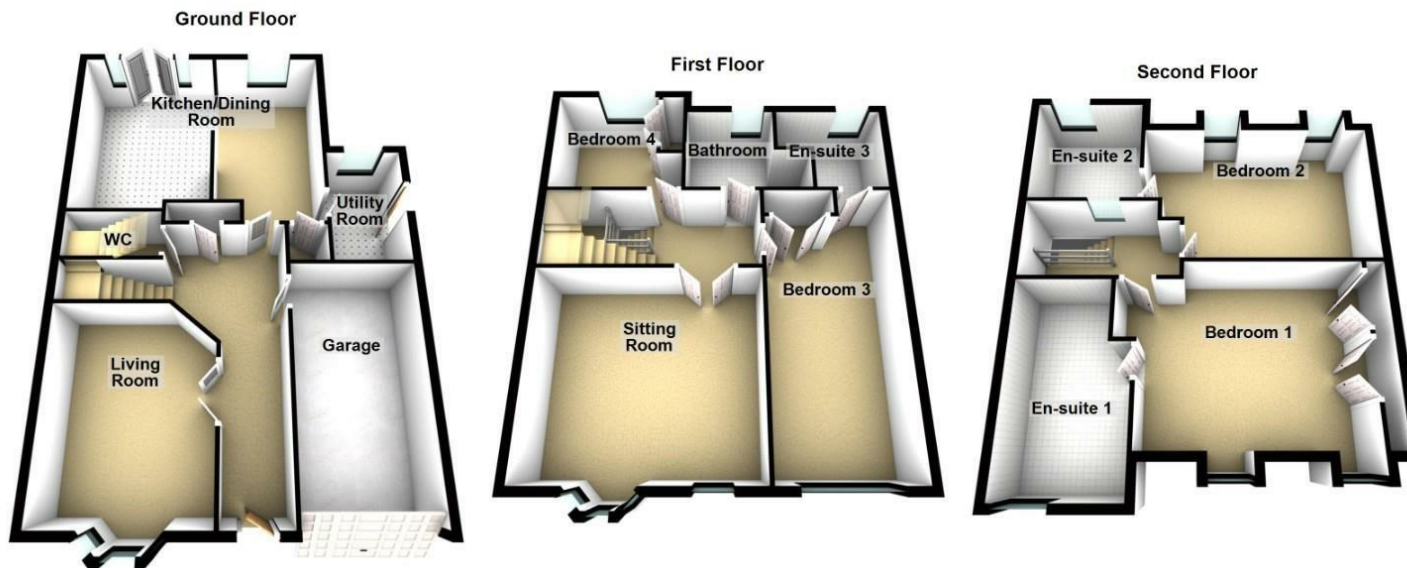
The stairs to the second-floor landing lead to an extensive master bedroom, complete with a generously sized, four piece en-suite, and full wall of fitted wardrobes. An additional double bedroom is also situated on this floor and benefits from an en-suite shower room which was converted by the current owners from the original landing/reading area.

Externally, there are brick walls with wrought iron fencing surrounding the boundaries of this property. To the front, a large driveway provides off street parking for multiple vehicles and there is an attached garage for further parking/storage. To the rear, there is a very private garden surrounded with mature trees and shrubs, which benefits from both paved and lawned areas.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Sitting Room  
17'1" x 16'5"

Living Room  
16'6" x 11'9"

Kitchen / Dining Room  
20'0" x 15'11"

Utility Room  
9'5" x 5'9"

WC  
6'11" x 3'9"

Bedroom One  
16'10" x 14'3"

En Suite One  
14'10" x 8'5"

Bedroom Two  
17'5" x 12'5"

En Suite Two  
8'9" x 8'5"

Bedroom Three  
20'4" x 9'8"

En Suite Three  
8'6" x 7'1"

Bedroom Four  
10'2" x 8'7"

Bathroom  
9'8" x 7'1"

Garage  
17'10" x 9'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

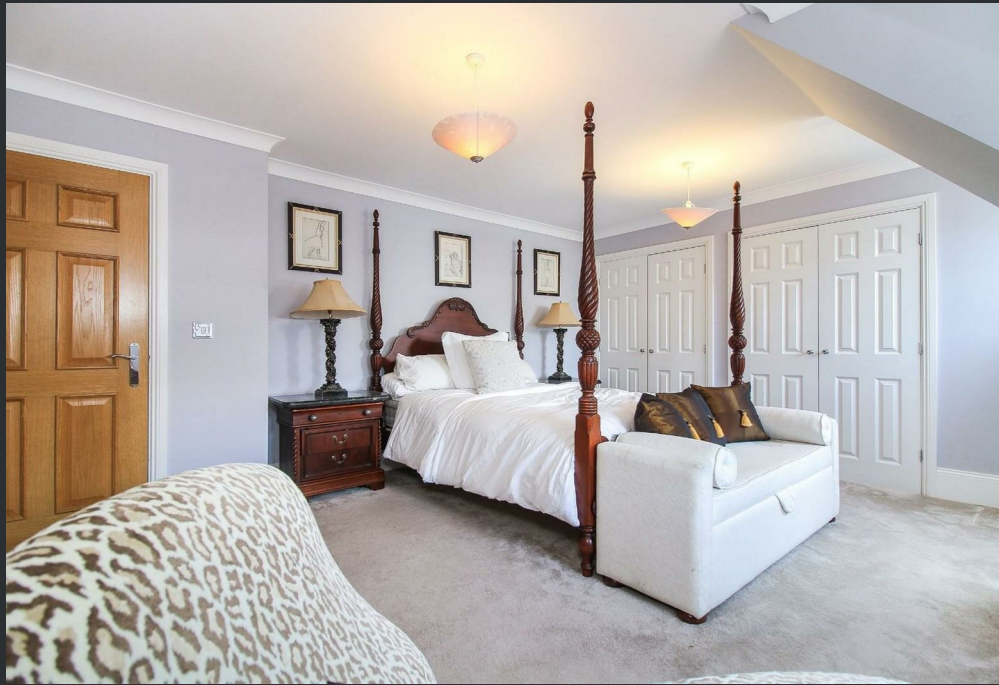
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