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 Wallington Court, Newcastle Upon Tyne NE3 2YZ

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Offers Over £375,000

Signature North East is delighted to present this exquisite four-bedroom detached property located on Wallington Court, in the sought-after Kensington Park, Newcastle. Meticulously renovated to an exceptional standard, this home boasts contemporary designs that adorn each generously sized room. The desirable location offers a plethora of convenient amenities, such as shops, restaurants, convenient transport links excellent road links, including effortless connectivity to the A1.

Upon entering the property, you are welcomed in by a brief entrance porch leading to the generously sized, open-concept living room, dining room, and kitchen. The living room is tastefully decorated and offers ample room for desired furnishings. The two-tone kitchen showcases sleek black and white units offering lots of storage space as well as a trendy central island. The space is well-lit with an abundance of natural light flowing through the floor-to-ceiling windows, skylights, and patio doors. Connected are the utility room offering additional storage space, and a convenient downstairs w.c. Completing the ground floor is the fourth bedroom which can accommodate a double bed and other furnishings. The room also features an open shower.

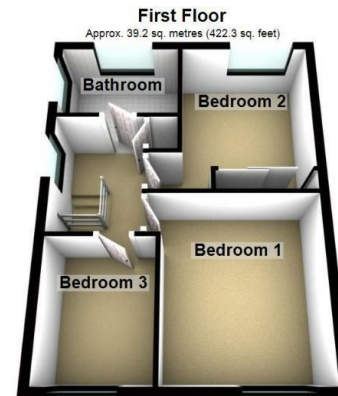
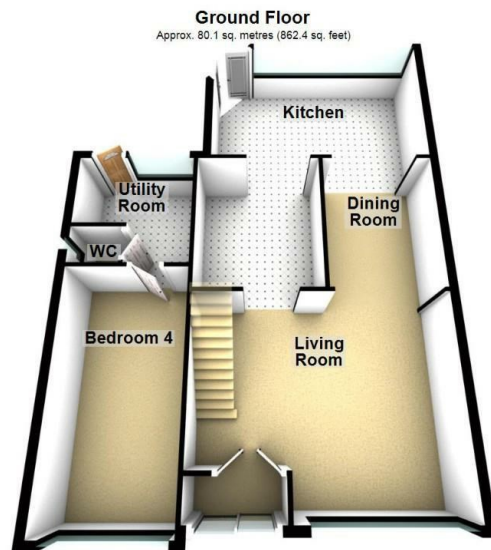
Moving upstairs there are three bedrooms. The first bedroom is the master bedroom which provides ample room for a double bed and other furnishings, as well as plenty of storage space via the fitted wardrobes. The second bedroom has an integrated wardrobe with sliding doors, boasts modern décor as well as natural light, and is capable of fitting a double bed. The third and final bedroom provides space for storage and can accommodate a single bed. This versatile space could make a great dressing room or study. The main bathroom boasts ample space and contains a shower, a floating vanity unit, and w.c.

Externally this property has so much to offer, including an amazing sheltered seating area that is perfect for sitting in the garden, whatever the weather. The rear garden not only features that spectacular seating area but also offers a spacious patio and lawn, perfect for a summer in the garden and entertaining guests. To the front of the home is an additional garden with an array of trees, shrubs, and flowers, as well as a block-paved double driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 119.4 sq. metres (1284.7 sq. feet)

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:

Living Room
17'11" x 14'7"

Dining Room
10'6" x 8'3"

Kitchen
21'1" x 16'11"

Utility Room
8'8" x 8'8"

WC
3'8" x 2'9"

Bedroom One
12'0" x 11'5"


Bedroom Two
11'5" x 11'1"

Bedroom Three
9'1" x 7'1"

Bedroom Four
17'3" x 8'0"

Bathroom
8'5" x 5'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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