

SIGNATURE

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 The Oval, Newcastle Upon Tyne NE13 8AS

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Offers In The Region Of £590,000

Signature North East is delighted to welcome this stunning detached home located on The Oval, Woollington. This three-bedroom home is nestled in beautiful surroundings; it combines the tranquillity of suburban living with easy access to the vibrant city center. The strong community spirit fosters a friendly atmosphere, while excellent transportation links and proximity to Newcastle International Airport ensure convenient travel options. Families benefit from quality educational facilities, and outdoor enthusiasts can explore parks and nature reserves.

Upon entering the property, you are met with a hallway space, perfect for storing all of your outside necessities. This space opens out to reveal a spacious living room that proposes room for all your desired furnishings and is complimented with an abundance of natural light and connected is the dining room. The dining room and living room both provide access to the kitchen via a door in each room. The kitchen offers lots of storage with its sleek blue units and also features an integrated oven and grill as well as a hob. Leading out of the kitchen is the utility room that grants access to the back garden and the third bedroom. Bedroom three benefits from having its own en suite which is convenient if you have a guest as they can have their own living space downstairs. The living room also provides access to the playroom which is perfect for the kids, this versatile space could also be a study. Finishing off the ground floor is the garage that hosts plenty of space for storage and the current owners have utilised this space as a home gym.

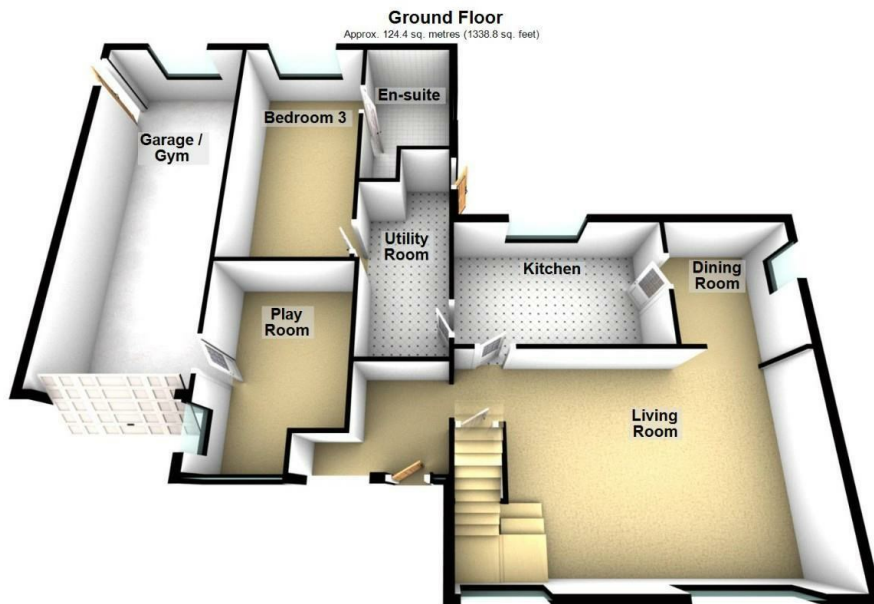
The first floor presents two bedrooms, the master bedroom is generously spacious and showcases modern décor, this room is ideal for getting ready in your morning routine in style. With space for storage options and additional furnishings, this room has so much potential. The second bedroom offers built-in sliding door wardrobes and can accommodate a double bed. The main bathroom has so much to offer with the bath/jacuzzi that has an overhead shower fitted above it, this feature will bring the spa experience home to you and help you relax after a long day.

This property boasts an expansive and versatile back garden, offering limitless possibilities for outdoor enjoyment. With its generous size, it provides ample space for summer activities and hosting guests, while the surrounding trees add a touch of privacy and seclusion. Additionally, the property features a convenient front driveway capable of accommodating two cars, ensuring hassle-free parking for residents and visitors alike.

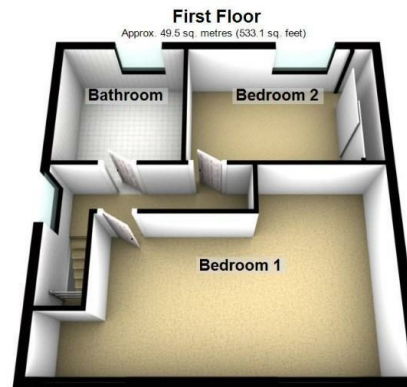


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Ground Floor
Approx. 124.4 sq. metres (1338.8 sq. feet)



First Floor
Approx. 49.5 sq. metres (533.1 sq. feet)

Total area: approx. 173.9 sq. metres (1872.0 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
22'11" x 14'1"

Dining Room
8'9" x 8'3"

Kitchen
14'3" x 8'9"

Play Room
14'0" x 9'6"

Utility Room
15'7" x 6'0"

Bedroom One
22'11" x 13'9"


Bedroom Two
13'8" x 9'1"

Bathroom
9'1" x 8'11"

Bedroom Three
17'11" x 11'8" x 6'5"

Garage / Gym
27'0" x 10'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(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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