


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Hodgson Close, Newcastle upon Tyne NE5 1AZ

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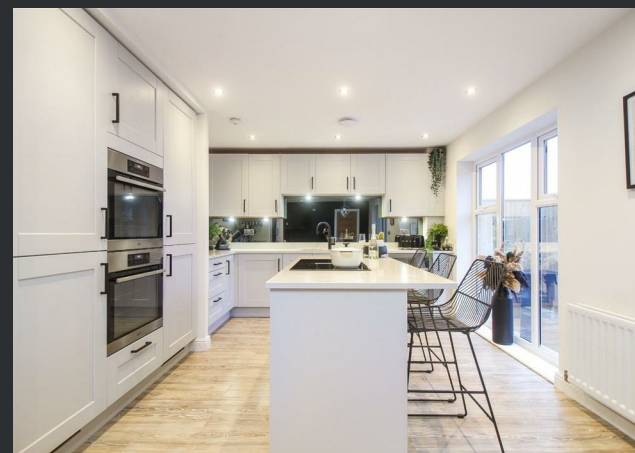
**Offers Over £475,000**

Signature Northeast is thrilled to introduce this delightful 4-bedroom detached home situated in the highly sought-after area of Hodgson Close. The property boasts spacious rooms throughout, complemented by its excellent location, providing close proximity to a wealth of amenities, including schools, restaurants, and bars.

Upon entering this beautiful property, you are greeted by a central hallway that guides you to the living room. Abundant natural light fills the room through a large window, creating a bright and inviting space with ample room for your preferred furnishings. Transitioning seamlessly, you enter the open-plan living area. The kitchen is adorned with attractive wall and base units, featuring a central island complete with a breakfast bar for casual dining. Continuing into the dining area, there is ample space for a family dining table and additional furniture for entertaining. Elegant Bifold doors lead to the rear garden, enhancing the connection between indoor and outdoor spaces. Conveniently attached are a utility room and a W.C. for your convenience.

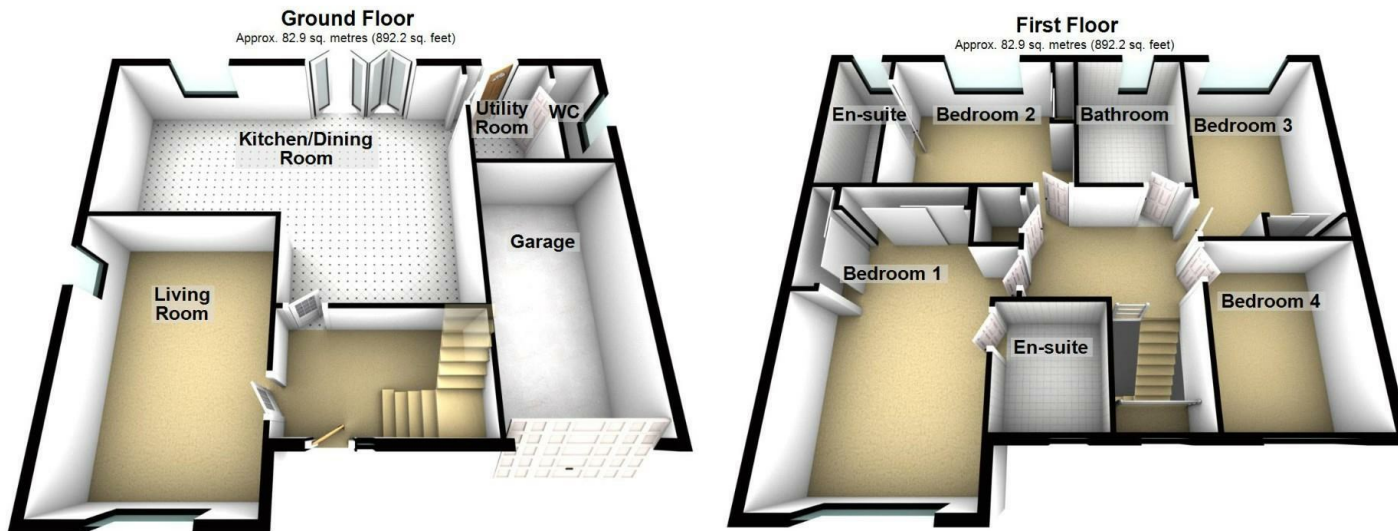
Ascending to the first floor, you will find four generously sized bedrooms, all adorned with fitted wardrobes. Three of these bedrooms can easily accommodate a king sized bed along with any additional furnishings, the fourth can accommodate a double bed. 2 of these bedrooms boast their own ensuite facilities featuring bathtubs, walk-in showers and W.C. The master bedroom stands out with its dressing area, adding a touch of luxury. Completing this home is the main bathroom, which includes a walk-in shower, bathtub, W.C., and hand basin.

Externally, at the heart of the home, you'll discover an expansive back garden predominantly laid with an attractive paved patio. In addition to this, there is an AstroTurf area. The property also features a pergola, creating an ideal setting for alfresco dining and outdoor gatherings. Furthermore, ample off-street parking is available through a garage and driveway.



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

# PROPERTY FLOORPLAN



Total area: approx. 165.8 sq. metres (1784.3 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  
16'11" x 11'8"

Kitchen / Dining Room  
24'4" x 17'7"

Utility Room  
7'8" x 5'9"

WC  
7'8" x 2'10"

Bedroom One  
18'8" x 13'3"

En Suite  
7'3" x 6'5"

Bedroom Two  
12'7" x 9'10"

En Suite  
9'10" x 3'8"

Bedroom Three  
13'8" x 9'1"

Bedroom Four  
11'1" x 9'1"

Bathroom  
9'10" x 7'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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