

SIGNATURE

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📍 Tree Top Mews, Wallsend NE28 9EH

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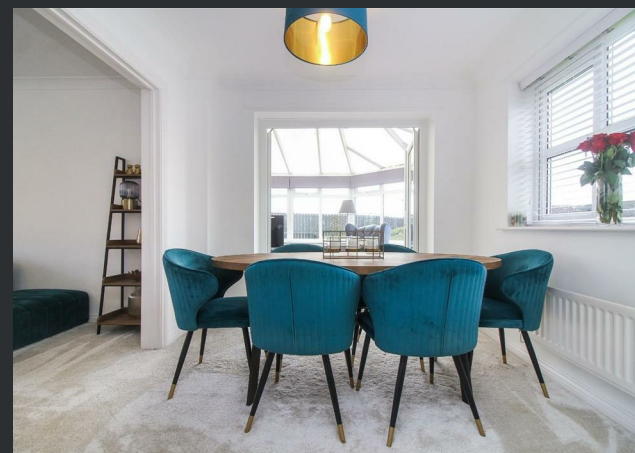
Offers Over £300,000

Signature North East is delighted to present to the market this beautiful four-bedroom detached home, ideally situated in Wallsend. Offering generously proportioned rooms throughout, this property boasts an enviable location within easy reach of a wealth of amenities and excellent schools, making it a perfect opportunity for families.

As you step into this property, you are greeted by a welcoming central hallway providing access to the main ground-floor rooms and a conveniently located WC. Firstly, you enter the living room, where natural light floods through the beautiful sash bay window. This generously sized space offers ample room for your preferred furnishings and seamlessly flows into the dining room, a versatile area that can easily accommodate a family dining table. Next, you step into the open-plan kitchen/diner, illuminated by elegant French doors leading to the rear garden. The recently installed kitchen boasts ample storage space, thanks to sleek shaker-style wall and base units, and comes complete with an integrated wine cooler. Completing the ground floor is the spacious conservatory, featuring a beautiful log burner fireplace. This room provides the perfect setting to relax and unwind, whilst admiring the garden.

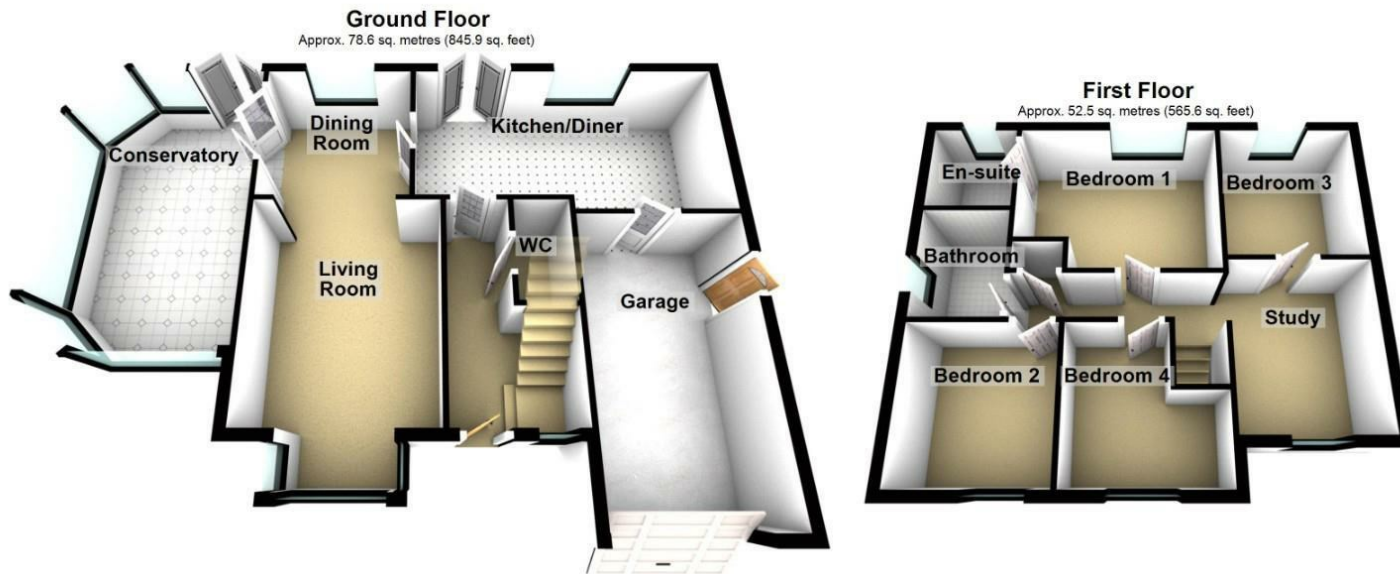
Venture to the first floor, where you'll discover four generously sized bedrooms, each easily accommodating a double bed and your preferred furnishings. The master bedroom boasts a luxurious ensuite equipped with a walk-in shower, hand basin, and WC. For those seeking dedicated workspace, a generous study area provides a versatile space, ready to be tailored to your needs. Completing the first floor is a modern family bathroom, featuring a relaxing bathtub, convenient shower, stylish sink, and WC.

Stepping outside, a spacious south-facing garden unfolds at the rear of the property, offering a tranquil haven bathed in sunshine. This inviting space features a beautiful lawn area perfect for family games and relaxation, alongside a paved patio ideal for al fresco dining and entertaining with friends. Furthermore, the property boasts convenient off-street parking for four cars, thanks to a dedicated garage and driveway, ensuring ample space for residents and guests.



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

PROPERTY FLOORPLAN



Total area: approx. 131.1 sq. metres (1411.5 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
16'0" x 10'7"

Dining Room
8'10" x 8'9"

Kitchen / Diner
18'5" x 9'8"

Conservatory
17'8" x 11'5"

WC
6'0" x 3'2"

Study
10'0" x 8'3"

Bedroom One
12'5" x 9'8"

En Suite
5'6" x 5'4"


Bedroom Two
8'10" x 8'8"

Bedroom Three
8'9" x 8'3"

Bedroom Four
9'1" x 8'10"

Bathroom
7'1" x 5'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(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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