


SIGNATURE

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 The Cloisters, Newcastle Upon Tyne NE7 7LS

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£595,000

Welcome to the market, this stunning 4-bedroom detached property situated in the sought-after location of South Gosforth. Positioned on a corner plot, this upgraded home boasts spacious rooms and is conveniently located within close proximity to local schools, shops, the Freeman Hospital, and Jesmond Dene. With easy access to South Gosforth and Longbenton metro stations, as well as close city links and a bus route, convenience meets comfort in this prime location.

Step into the central hallway, where you're greeted with access to a convenient W.C and an open-plan secondary sitting room. The journey continues into the large living room, featuring ample space for your desired furnishings and brightened by a large window. Glass sliding doors lead seamlessly into the open-plan kitchen/dining area, complete with a garden room adjacent, offering a perfect setting for entertaining or relaxing in the south-facing rear garden.

The kitchen is a culinary delight, boasting attractive wall and base units, sleek countertops, and integrated appliances including an electric oven, gas hob, and negotiable American fridge/freezer and dishwasher. The utility room completes the ensemble, ensuring both style and functionality for the modern homeowner.

Ascending to the first floor, discover four generously sized bedrooms, all easily accommodating double beds and furnishings. The master bedroom features an en-suite shower room, while a family bathroom completes this floor, offering a freestanding bathtub, shower, two hand basins, and W.C.

Externally, the property impresses with wrap around south-facing rear garden with lawn and ample patio area, perfect for outdoor furniture. Additional features include approved planning for ground floor extensions, an ornamental pond, summerhouse, CCTV, external water and electricity connections, a driveway for 3/4 cars, and a detached double garage accommodating 5/6 cars in total.

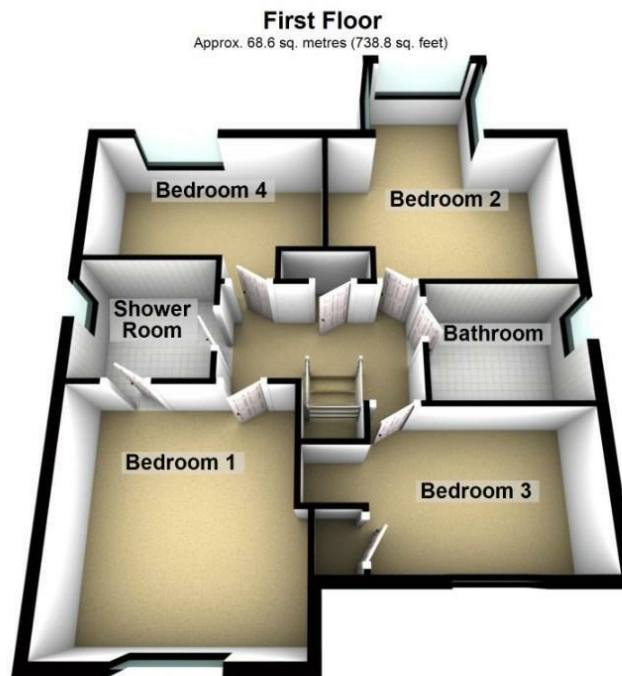
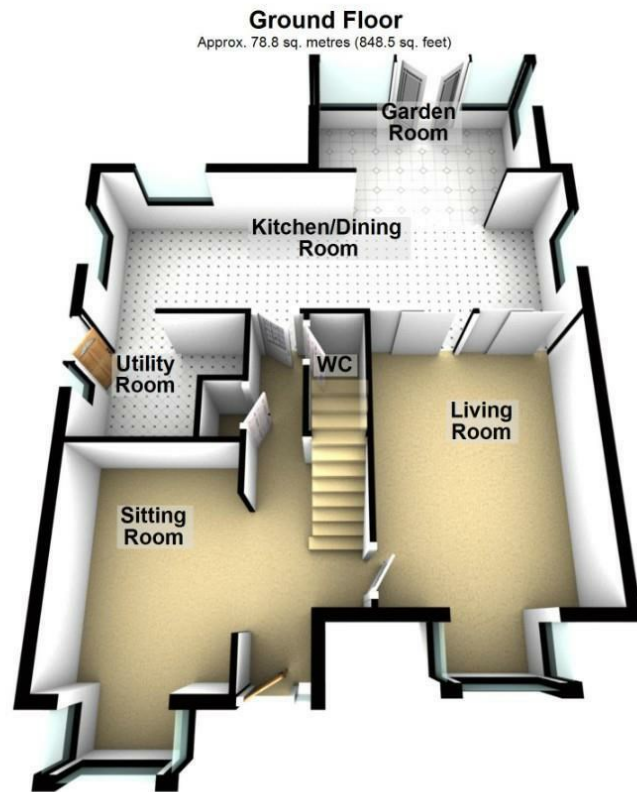
This is a freehold property with a council tax band of F.

Don't miss the opportunity to make this exceptional property your new home.

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



PROPERTY FLOORPLAN




Total area: approx. 147.5 sq. metres (1587.2 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
18'7" x 11'6"
- Sitting Room
14'11" x 8'10"
- Kitchen / Dining Room
27'5" x 9'3"
- Garden Room
13'1" x 8'2"
- Utility Room
8'10" x 6'11"
- WC
6'7" x 2'11"
- Bedroom One
13'3" x 13'1"
- Shower Room
7'4" x 6'10"
- Bedroom Two
14'11" x 14'0"
- Bedroom Three
14'11" x 9'9"
- Bedroom Four
13'3" x 9'3"
- Bathroom
8'4" x 6'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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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