

# SIGNATURE

## NORTH EAST

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 Glade Drive, Newcastle upon tyne NE15 9FL



# Glade Drive, Newcastle upon tyne NE15 9FL

**Asking Price**  
**£350,000**

Nestled in the vibrant city of Newcastle Upon Tyne, this stunning 4-bedroom detached house has been meticulously refurbished throughout, offering an exquisite blend of contemporary living and convenience. Situated at the end of a cul-de-sac with no passing traffic, it is ideal for families with children, providing a safe environment for playing in the front garden. In addition to its prime location, the home boasts spacious rooms and is within easy reach of excellent amenities, schools, restaurants, and convenient transport links, providing seamless access to Newcastle city centre.

Upon entering, you are greeted by a central hallway leading to the ground floor's principal rooms and a convenient WC. The large living room offers ample space for desired furnishings and provides access to the outdoor patio area, perfect for relaxing or entertaining guests. This room seamlessly transitions to the bright open-plan kitchen/dining area which is a focal point of the home, featuring attractive wall and base units, sleek countertops, and a peninsula with a seating area. Integrated appliances include an electric oven, gas hob, and fridge/freezer, with additional access to the rear garden through elegant Bi-fold doors, as well as a convenient utility room.

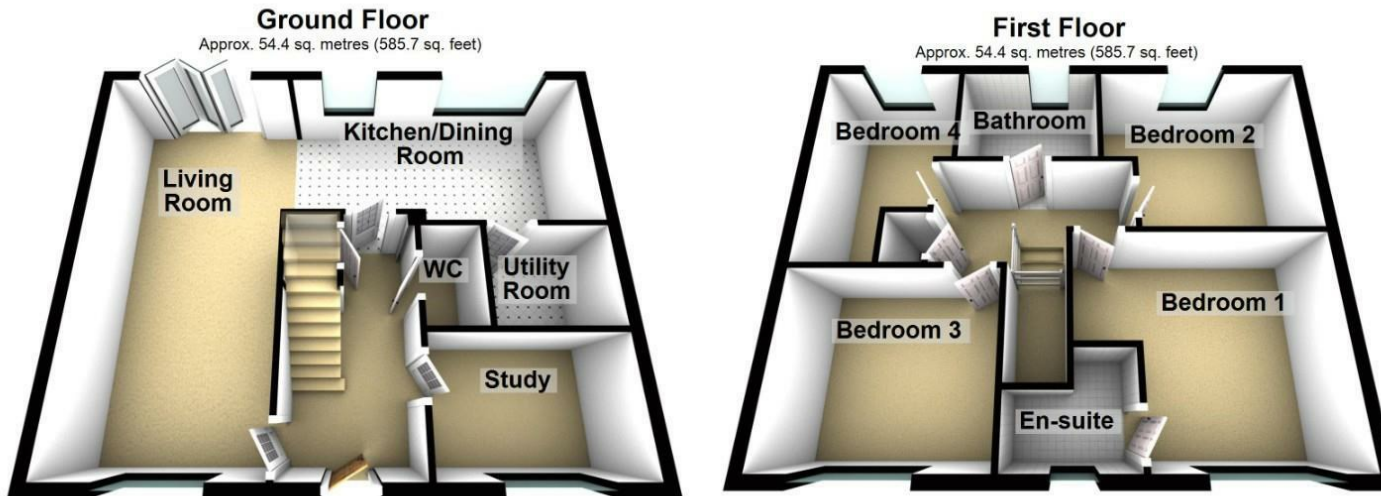
Ascending to the first floor, you'll find four generously sized bedrooms, with three easily accommodating double beds and furnishings. The master bedroom boasts an ensuite with a shower, hand basin, and WC, while the fourth bedroom offers versatile space ideal for various needs. Completing this level is the family bathroom, featuring a bathtub, hand basin, and WC.

Externally, this property delights with a large garden laid with lawn and ample patio area, perfect for outdoor furniture and enjoying sunny days. Parking is a breeze with two off-street spaces via the double garage and drive, supplemented by two on-street parking spots and a spacious front garden.



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

# PROPERTY FLOORPLAN



Total area: approx. 108.8 sq. metres (1171.3 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  
21'6" x 10'2"

Kitchen / Dining Room  
16'7" x 9'1"

Study  
9'8" x 6'5"

Utility Room  
6'3" x 5'3"

WC  
5'3" x 3'0"

Bedroom One  
13'0" x 11'5"

En Suite  
6'2" x 5'4"

Bedroom Two  
11'3" x 9'10"

Bedroom Three  
10'7" x 9'4"

Bedroom Four  
11'9" x 7'7"

Bathroom  
7'8" x 5'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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		

England & Wales

EU Directive  
2002/91/EC











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