


SIGNATURE

NORTH EAST

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 Cawfields Close, Wallsend NE28 0BJ

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Asking Price
£325,000

Signature North East proudly presents this exquisite property, nestled in the historic town of Wallsend, renowned for its connection to Hadrian's Wall. Boasting a modern aesthetic and spanning three floors, this detached 4-bedroom, 3-bathroom house epitomizes contemporary living at its finest.

Enter through the central hallway, granting access to the ground floor's principal rooms, utility room, and WC. The heart of the home awaits in the spacious Kitchen/Dining room, recently updated with new fittings and fixtures, offering ample space via wall and base units, and equipped with modern appliances including a hob, microwave, integrated dishwasher, and fridge freezer. Adjacent to the kitchen lies the Dining room, facilitating seamless living. The large living room beckons with French doors leading to the outdoors, while a convenient office space caters to the demands of modern remote work. A downstairs WC and utility room complete this level, providing practical convenience.

Ascending to the first floor, three generously sized bedrooms await, two of which boast en-suite facilities, accommodating double beds and additional furnishings with ease. The third bedroom has been transformed into a luxurious dressing room, featuring floor-to-ceiling wardrobes with sliding doors. The ample and bright landing leads to the third floor, where the indulgent master bedroom awaits, offering a haven of relaxation with its en-suite bathroom featuring a freestanding oval bathtub, walk-in shower, hand basin, and WC.

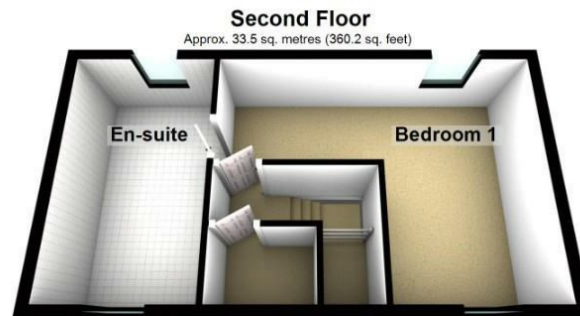
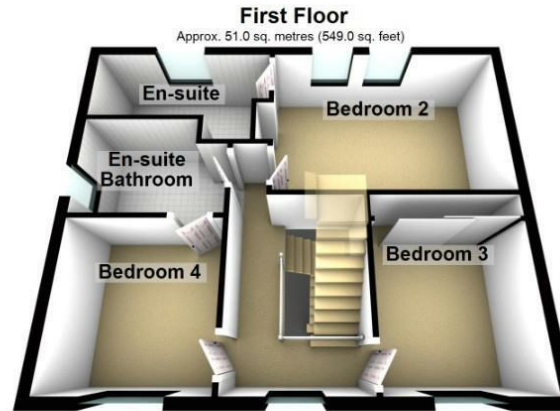
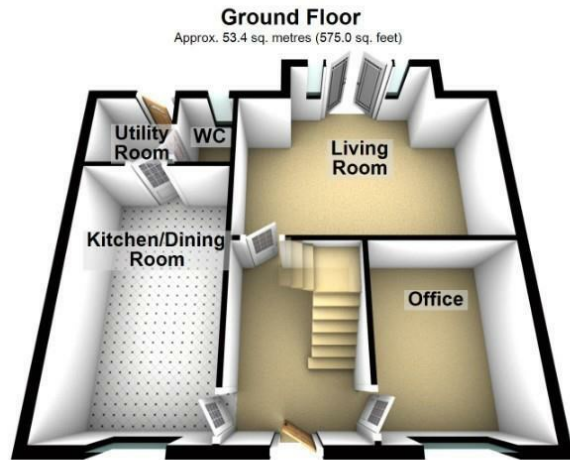
Externally, the property delights with a newly landscaped large back garden, featuring turfed grass, ample patio space, and a luxurious hot tub, perfect for outdoor living and entertaining. Parking is effortless with five off-street spaces via the front private drive, complemented by a double garage converted into a games room.

This property presents an ideal opportunity for families seeking a new place to call home, blending modern comforts with practicality and style. C



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

PROPERTY FLOORPLAN



Total area: approx. 137.9 sq. metres (1484.3 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
16'8" x 12'6"

Kitchen / Dining Room
15'9" x 9'1"

Office
10'9" x 8'8"

Utility Room
5'2" x 4'10"

WC
4'10" x 3'6"

Bedroom One
17'10" x 13'9"

En Suite
13'9" x 7'11"

Bedroom Two
15'3" x 9'10"

En Suite
11'4" x 6'5"

Bedroom Three
10'9" x 8'8"

Bedroom Four
9'4" x 8'11"

En Suite Bathroom
8'11" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(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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