

# SIGNATURE

## NORTH EAST

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 Highfield Place, Newcastle Upon Tyne NE12 6BD

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## £2,000 Per Calendar Month

Signature proudly presents this immaculate 4-bedroom detached family home nestled on Highfield Place in Killingworth. This residence is bathed in natural light and offers spacious living across two floors.

Upon entering through the tastefully decorated hallway, you'll be greeted by the principal rooms. The lounge exudes a sense of light and airiness, featuring a modern fireplace. There is an additional reception room for added versatility. The kitchen is a tasteful and sleek by design, boasting a fully tiled floor and ample storage from its overhead and base units, complemented by chic integrated appliances. Furthermore, the kitchen seamlessly flows into an open-plan dining and recreational area, featuring full-length patio doors and an orangery-style roof, infusing the space with an abundance of natural light. This design creates an indoor-outdoor living ambiance, complete with a bar at the rear, perfect for hosting guests. The ground floor is thoughtfully rounded off with a utility room and a convenient W/C.

Ascending to the first floor, you'll discover four generously-sized family bedrooms, all neutrally decorated and double in size, the master has built-in storage for convenience. Two of these bedrooms come complete with en-suite bathrooms.

Outside, the substantial rear garden features a primarily lawned area, complemented by a paved patio. This layout makes it an ideal play space for children and a perfect setting for outdoor summer gatherings.

Available June 2024  
Tenancy Term: 12 months+  
Council Tax Band: E  
£2,000 PCM

### TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required. A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to one months rent. An additional tenancy deposit amount may be requested in certain circumstances.

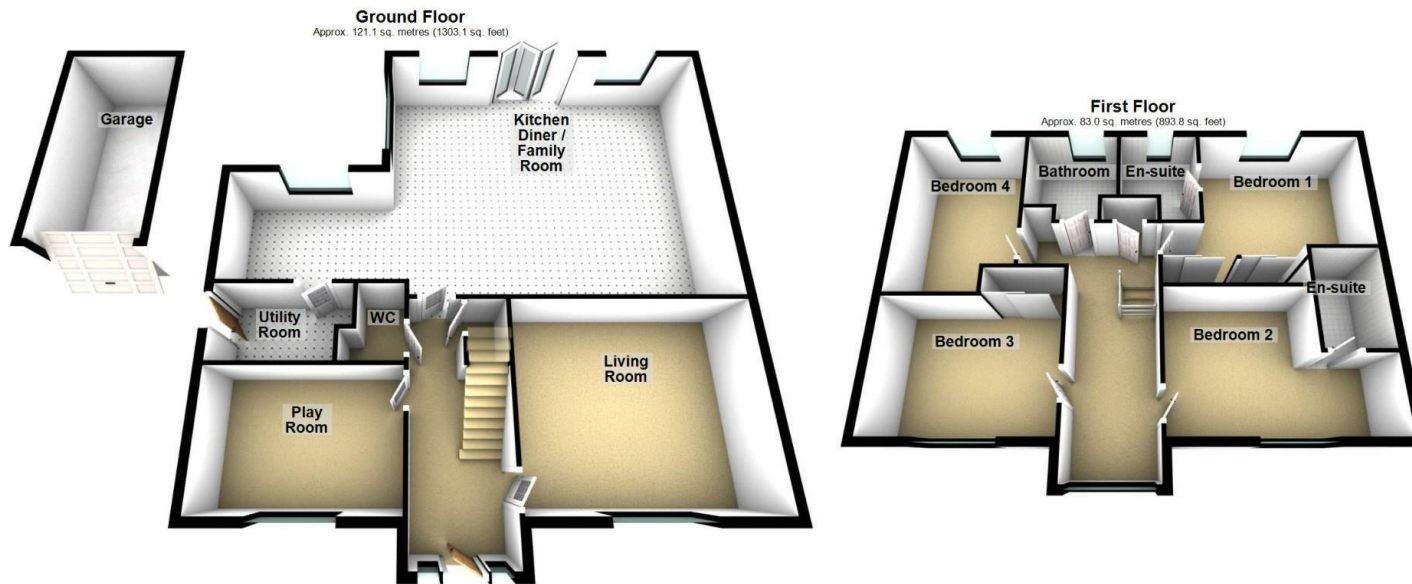
The Bellway development in Stephenson Park, located on the outskirts of Killingworth Village, offers an exceptional location with convenient access to various amenities. Situated in close proximity to the White Swan Centre, it provides easy access to local shopping options. Additionally, the charming Forest Hall Village, with its wealth of amenities, is nearby.

Families will appreciate the availability of outstanding schools catering to all age groups within the vicinity. For those reliant on public transportation, the development enjoys excellent connectivity with local bus services and convenient access to major roadways such as the A19 and A1, facilitating travel to both northern and southern destinations. Moreover, residents have the convenience of metro stations in Benton and Palmersville, further enhancing the accessibility of this well-placed development.

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



# PROPERTY FLOORPLAN




Total area: approx. 204.1 sq. metres (2196.9 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  
16'2" x 13'8"
- Kitchen Diner / Family Room  
36'7" x 20'10"
- Play Room  
13'1" x 9'1"
- Utility Room  
9'7" x 5'4"
- WC  
5'4" x 4'4"
- Bedroom One  
16'2" x 10'8"
- En Suite  
7'8" x 6'1"
- Bedroom Two  
16'2" x 10'6"
- En Suite  
7'8" x 5'0"
- Bedroom Three  
13'1" x 9'9"
- Bedroom Four  
13'10" x 9'9"
- Bathroom  
7'8" x 7'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(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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