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 Alder Way, Newcastle Upon Tyne NE15 9DD

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Offers Over £425,000

Signature North East welcomes you to this stunning five-bedroom detached house on Alder Way, Newcastle Upon Tyne. This charming property offers the perfect blend of space, comfort, and style, making it ideal for those seeking a new home. Situated in a desirable location, this home provides easy access to local amenities, schools, and transport links, ensuring convenience for both families and professionals. The nearby Throckley Primary School, rated five stars, is just yards away, making it perfect for growing families.

As you step inside, you are greeted by a spacious living area perfect for entertaining guests or relaxing with family. To your left, a cosy snug area from a garage conversion is ideal for family movie nights. To your right, the large and bright living room features a beautiful fireplace and media wall, perfect for hosting formal gatherings. The kitchen, dining, and family area is the hub of the home, offering an ideal setting for family and friends to gather. Two sets of French doors seamlessly merge the outdoor and indoor spaces, ensuring ample light and space for your desired furniture and dining table. The kitchen boasts an array of wall and base units, providing plenty of storage and counter space. A peninsula with a seating area offers a convenient spot for informal meals. The kitchen is equipped with integrated appliances, including a double oven, microwave, and induction hob. The ground floor is completed with a utility room and a WC.

Upstairs, the ample gallery landing provides access to all the principal rooms. Five spacious bedrooms await, each designed for relaxation and comfort. The master bedroom offers exceptional space with two windows, making it bright and inviting. It features an en-suite with a walk-in shower, vanity hand basin, and WC, and is completed with a fitted wardrobe. Bedroom two also has an en-suite, can easily accommodate a king-size bed, and includes a fitted wardrobe.

Bedrooms three and four also offer fitted wardrobes for your storage convenience. Bedroom five can easily accommodate a double bed, but a single bed fits more comfortably; it is currently used as an office. This floor is completed with three additional bedrooms and a family bathroom, featuring a bathtub and a walk-in shower.

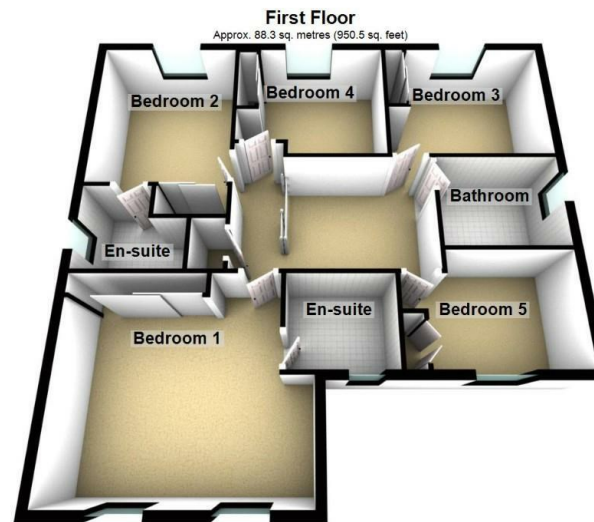
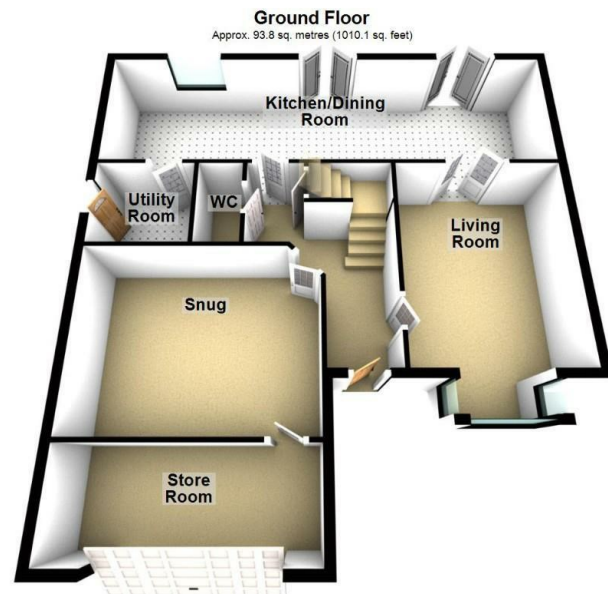
Outside, the property features a beautifully landscaped garden, perfect for enjoying the outdoors on sunny days, and it is beautifully maintained with low upkeep. A gorgeous patio area with a bespoke awning provides a delightful space for outdoor dining and relaxation. The beautiful awning is electric and has lighting and heating fitted. For parking, there is a driveway that accommodates two off-road vehicles.

Don't miss out on the opportunity to make this wonderful house your new home. Contact us today to arrange a viewing and experience the beauty and comfort of Alder Way for yourself.

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



PROPERTY FLOORPLAN



Total area: approx. 182.1 sq. metres (1960.6 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
17'11" x 11'8"
- Kitchen / Dining Room
33'7" x 9'3"
- Snug
15'11" x 12'5"
- Utility Room
7'4" x 6'3"
- WC
6'3" x 3'1"
- Bedroom One
15'11" x 14'0"
- En Suite
7'1" x 6'2"
- Bedroom Two
11'7" x 10'0"
- En Suite
7'4" x 6'1"
- Bedroom Three
12'1" x 9'6"
- Bedroom Four
10'11" x 9'6"
- Bedroom Five
11'7" x 7'10"
- Bathroom
8'6" x 6'9"

Energy Efficiency Rating

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