

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Elford Avenue, Newcastle Upon Tyne NE13 9AP

Elford Avenue, Newcastle Upon Tyne NE13 9AP

Offers Over £499,950

Signature North East is delighted to welcome to the market this stunning 5-bedroom, modern detached property located in the highly sought-after area of Greenside, Great Park Estate, Newcastle Upon Tyne. Situated in a family-friendly location, this beautiful home is in close proximity to Kingston Park, offering excellent transport links via bus and metro, as well as a wide range of amenities with its vibrant shopping hub. The property benefits from great road links via the A1, providing easy access to the City Centre, The Coast, and Morpeth. Additionally, the area is surrounded by numerous outstanding schools and is near the renowned suburb of Gosforth, making it an ideal family home.

As you enter the property, you are welcomed into the central hallway, leading to the open-plan kitchen and dining area. The kitchen is a highlight, featuring a luxurious large central island and a separate dining area that comfortably accommodates a large dining table. The space is abundant, with attractive wall and base units complemented by sleek countertops. The kitchen is equipped with integrated appliances, including a double oven and single oven, dishwasher, and extractor fan. From the dining room, elegant French doors provide access to the rear garden. This floor also offers a large, stylish utility room and a convenient W.C. Heading up to the first floor, you are greeted by a spacious living room filled with natural light from large windows. The room is enhanced by a luxurious Italian electric fireplace, serving as the heart of the home, and a Juliette balcony adds to the elegance. The first floor also features a versatile sitting room, which can serve as a fifth bedroom, along with a separate study.

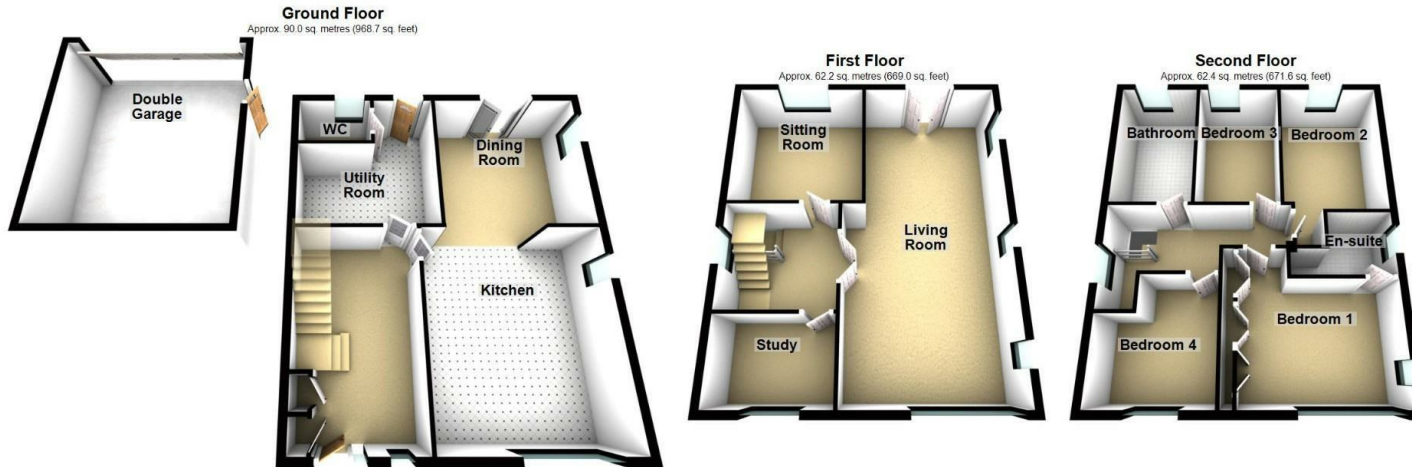
The second floor continues to impress, featuring four sizable bedrooms. Bedrooms 1, 2, and 3 are spacious enough to easily accommodate double beds and additional furnishings. Bedroom 1 is especially impressive, boasting a full wall of fitted double wardrobes and a luxurious en-suite featuring a spacious double walk-in shower, W.C., and hand basin. Bedroom 2 also includes fitted wardrobes with a convenient bridging unit. Bedroom 3 is ideal as a children's bedroom, comfortably fitting a single bed and additional furnishings. Completing this floor is a family bathroom that includes a bathtub, spacious double walk-in shower, hand basin, and W.C.

Externally, this home offers a large, well-landscaped garden laid with lawn and an ample patio area, perfect for outdoor furniture. The garden is meticulously maintained, providing a beautiful outdoor space for relaxation and entertainment. Additionally, the property features off-street parking via a double driveway and a double garage detached from the house, located at the rear. This impressive property is a perfect blend of luxury and practicality, making it a must-see for anyone seeking a family home in this desirable location.



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

PROPERTY FLOORPLAN



Total area: approx. 214.5 sq. metres (2309.3 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:

- Kitchen 16'2" x 13'11"
- Dining Room 12'0" x 11'7"
- Utility Room 11'7" x 11'5"
- WC 6'1" x 4'0"
- Living Room 28'1" x 13'11"
- Sitting Room 11'7" x 11'5"
- Study 9'6" x 6'9"
- Bedroom One 12'8" x 12'1"
- En Suite 8'6" x 5'4"
- Bedroom Two 11'9" x 9'3"
- Bedroom Three 11'9" x 7'3"
- Bedroom Four 9'11" x 9'6"
- Bathroom 8'5" x 6'11"

Energy Efficiency Rating

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







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News