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 Elford Avenue, Newcastle Upon Tyne NE13 9AP

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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.

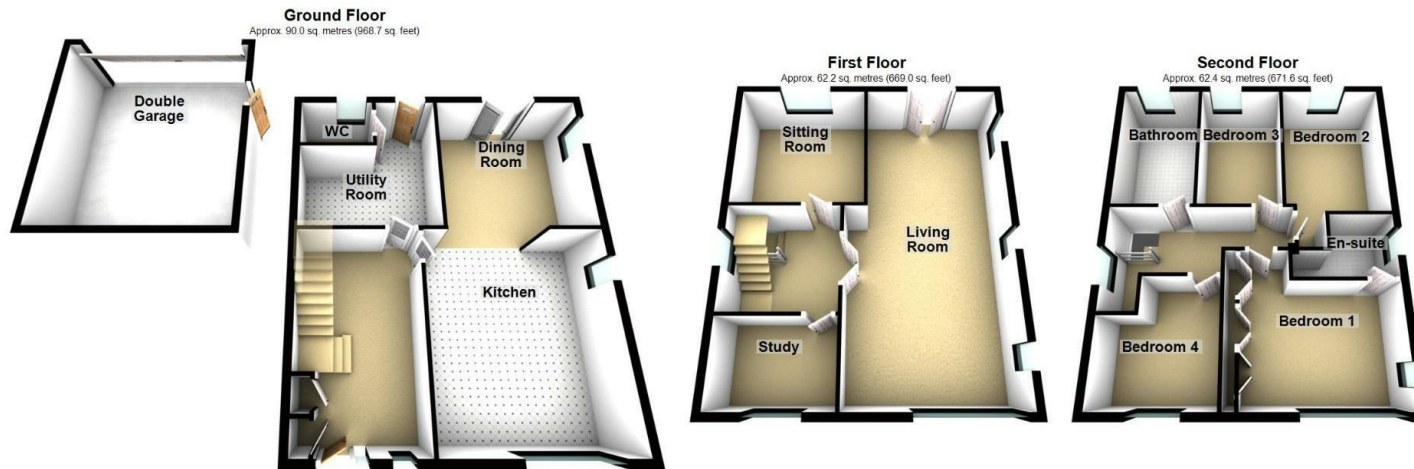
The second floor continues to impress, featuring four sizable bedrooms. Bedrooms 1, 2, and 3 are spacious enough to easily accommodate double beds and additional furnishings. Bedroom 1 is especially impressive, boasting a full wall of fitted double wardrobes and a luxurious en-suite featuring a spacious 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

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