

SIGNATURE

NORTH EAST

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📍 Coppice Place, Newcastle Upon Tyne NE12 9DA

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Offers Over £270,000

Signature North East is delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, ideally situated just outside of Palmersville. Benefitting from new carpets and fresh decoration throughout, this property is ready to move straight into. The location offers an excellent range of amenities, with Palmersville Metro Station within easy walking distance. The A19, Coast Road and Tyne Tunnel are also easily accessible, while local shops, supermarkets, cafés, Killingworth Shopping Centre and Silverlink Retail Park are all nearby.

Stepping inside, you are welcomed into the hallway, which provides access to a convenient ground floor W.C. The heart of the home is the impressive open-plan kitchen, dining and living area, offering generous space for both relaxing and entertaining. The contemporary kitchen features an abundance of attractive wall and base units, complemented by a tall larder unit and a range of integrated appliances, including an integrated fridge freezer, oven, microwave and hob. There is ample space for a family dining table, while a practical utility room is accessed directly from the kitchen. Stylish bi-fold doors flood the living space with natural light and open seamlessly onto the south-facing rear garden, creating the perfect indoor-outdoor living environment for entertaining, family life and summer gatherings.

To the first floor are three well-proportioned bedrooms. Bedrooms one and two comfortably accommodate king-sized beds alongside additional furnishings, while bedroom three is ideal as a single bedroom, nursery or home office. The principal bedroom benefits from fitted sliding wardrobes and a stylish en-suite, featuring a Vado electric shower, wall-hung wash basin and wall-hung W.C. Finished with elegant chrome-finish handles and fittings, the en-suite offers a contemporary, high-quality finish that perfectly complements the home's modern design. Completing the accommodation is the modern family bathroom, fitted with a bathtub, overhead shower, wall-hung wash basin and W.C., providing a practical yet stylish space for everyday living.

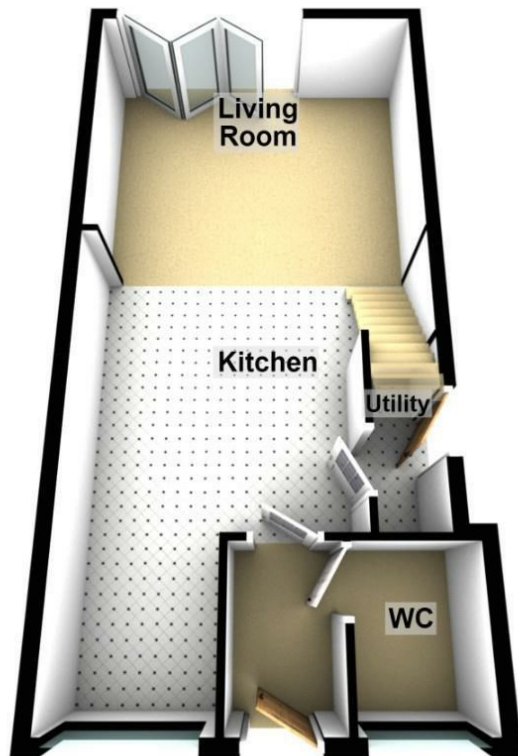
Externally, the property enjoys a generous south-facing rear garden, mainly laid to lawn with a patio area, providing an ideal space for outdoor dining, entertaining and enjoying sunshine throughout the day. To the front, a private block-paved driveway leads to a covered car port with direct access into the property via the utility room. Offering excellent versatility, the car port also presents fantastic potential (subject to the necessary consents) to be converted into additional living accommodation, a home office or a home gym, making it an attractive option for buyers looking for future flexibility.



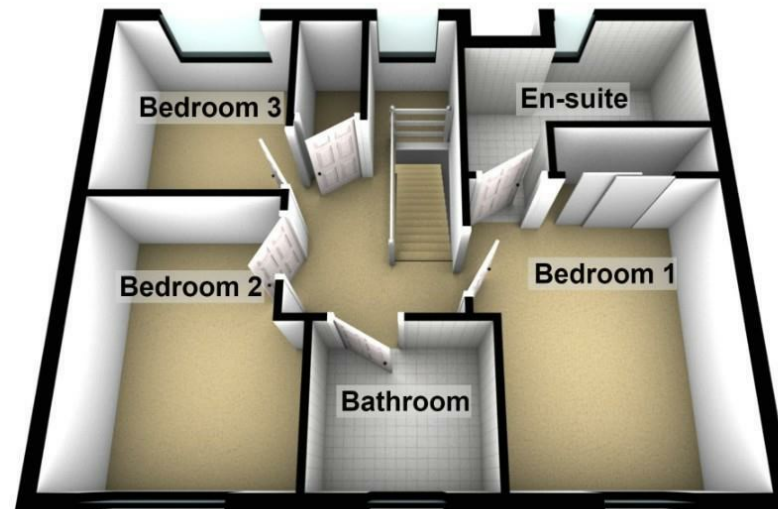
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)

Measurements:

Living Room
11'10" x 15'4"

Kitchen
13'2" x 20'3"

Utility
8'1" x 2'9"

WC
6'8" x 4'11"

Bedroom One
12'4" x 10'4"

En Suite
6'1" x 10'4"

Bedroom Two
11'6" x 9'2"

Bedroom Three
8'2" x 7'11"

Bathroom
5'6" x 7'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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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