SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Heathfield

WEST ALLOTMENT, NEWCASTLE UPON TYNE, NE27 0BP

OFFERS OVER

£495,000

4 BEDROOMS · 3 BATHROOMS · 3 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Heathfield, West Allotment

OFFERS OVER £495,000 · FREEHOLD

Signature North East are delighted to welcome to the market this impressive four bedroom detached family home on Heathfield, West Allotment. Offering approximately 215 sq m (2,316 sq ft) of beautifully presented accommodation, the property boasts a stunning open-plan kitchen and living space, a living room, dining room and home office, two en-suites and an integral double garage, all within easy reach of local amenities, schools and excellent transport links across North Tyneside.

To the ground floor, a spacious entrance hall with stairs to the first floor gives access to a cloakroom and WC. The living room features a fireplace and leads through to a separate dining room, with a home office beyond enjoying French doors onto the garden. The real heart of the home is the superb open-plan kitchen and living space to the rear, fitted with sleek contemporary units, integrated ovens and a large central island with breakfast seating, and filled with light from roof lights and bi-folding doors opening onto the garden. A useful utility room and the integral double garage complete the ground floor.

To the first floor, the landing leads to four bedrooms. The principal bedroom benefits from a walk-in wardrobe and an en-suite shower room, and bedroom three also has its own en-suite. The family bathroom is fitted with a bath, a walk-in shower, WC and vanity unit.

Externally, the front of the property offers a generous driveway providing ample off-street parking and leading to the double garage. To the rear is a lovely lawned garden with a covered seating area, ideal for entertaining.

An early viewing is highly recommended to fully appreciate the size and quality of this wonderful family home.





KEY FEATURES

- Four bedroom detached family home
- Approx. 215 sq m (2,316 sq ft)
- Stunning open-plan kitchen and living space with island
- Bi-folding doors and roof lights
- Living room, dining room and home office
- Two en-suites plus family bathroom with walk-in shower
- Integral double garage and generous driveway
- Lawned rear garden with covered seating area

Council Tax Band F

EPC Rating C





















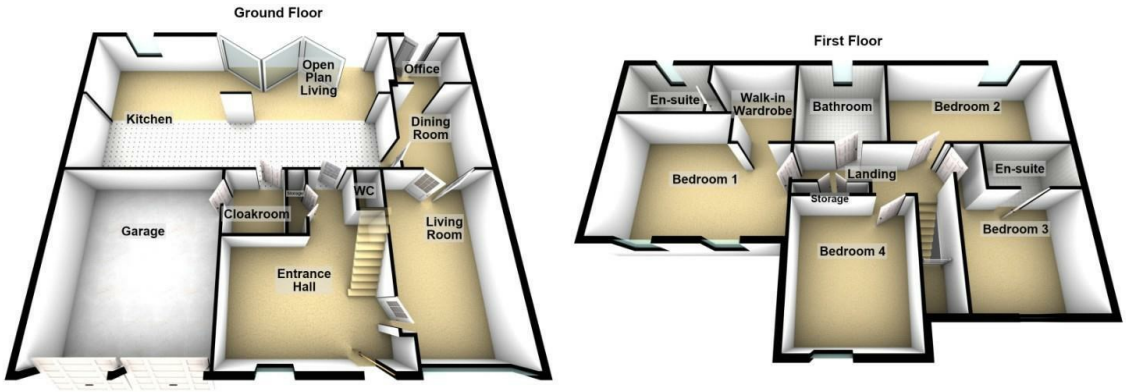


ACCOMMODATION

Room Dimensions

Living room	5.5 x 3.6 (18'0" x 11'9")
Dining Room	3.1 x 2.7 (10'2" x 8'10")
Office	2 x 2.5 (6'6" x 8'2")
Kitchen and Open space living	10.3 x 5.1 (33'9" x 16'8")
Bathroom	2.7 x 2.6 (8'10" x 8'6")
Bedroom One	3.7 x 5.2 (12'1" x 17'0")
Bedroom Two	2.4 x 5.1 (7'10" x 16'8")
Bedroom Three	2 x 3.3 (6'6" x 10'9")
Bedroom Four	3.9 x 3.3 (12'9" x 10'9")

FLOOR PLAN



Total area: approx. 215.2 sq. metres (2316.0 sq. feet)

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.