



2 Bedroom Maisonette

Kingfisher Place, Newcastle Upon Tyne

£1,500 per month



- Luxury two-bedroom maisonette
- Stunning open-plan living space
- Private rear garden with French doors
- Contemporary fitted kitchen
- Ground floor WC & bathroom
- Two generous double bedrooms
- Sought-after riverside location
- Excellent access to Newcastle City
- Energy Performance Certificate Rating B
- Available immediately



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£1,500 per month

Kingfisher Place, Newcastle Upon Tyne, NE6
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Bird House Properties are delighted to present this exceptional two-bedroom luxury maisonette, ideally positioned within the sought-after Kingfisher Place development, just moments from Newcastle City Centre.

Finished to a high specification throughout, this stylish home offers contemporary open-plan living with a welcoming entrance hallway leading into a superb kitchen, dining and living space with French doors opening onto a private rear garden. The ground floor also benefits from a modern cloakroom/WC, while the first floor comprises two generous double bedrooms and a beautifully appointed family bathroom.

The property is perfectly suited to professionals seeking quality accommodation within easy reach of Newcastle City Centre, the Quayside, universities and major hospitals. Excellent transport links, riverside walks, cafés, restaurants and local amenities are all close by, making this an outstanding location for both work and leisure.

Further benefits include a private rear garden, Energy Performance Certificate Rating B, modern gas central heating, double glazing throughout and a contemporary finish ready to move straight into.

Available now at £1,500 per calendar month. Early viewing is highly recommended.

Property Description

Ground Floor

Entrance hallway - A welcoming entrance hallway provides access into this beautifully presented maisonette, leading through to the impressive open-plan kitchen, dining and living space.

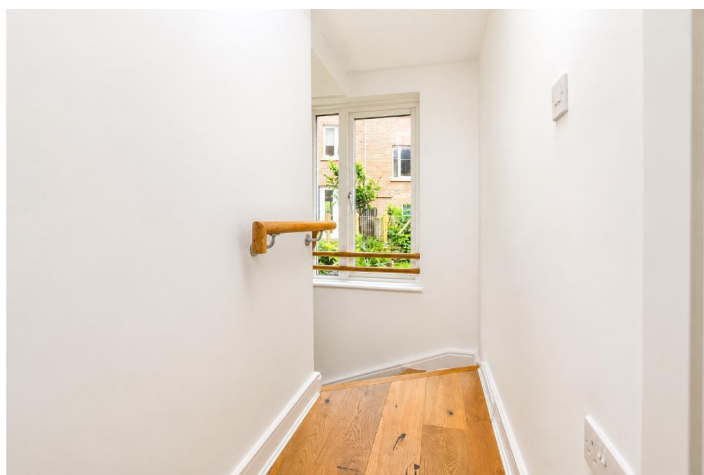
From the lounge, an attractive staircase with solid wood flooring and contemporary oak handrails rises to the first-floor landing, where a feature window fills the space with natural light and provides access to both bedrooms and the family bathroom. The landing continues the property's modern, light-filled feel and enhances the overall sense of space throughout.

Open plan kitchen / dining area / lounge - The heart of the home, this impressive open-plan kitchen, dining and living area offers a stylish and contemporary space, perfectly suited to modern living. Flooded with natural light, the room provides ample space for both relaxing and entertaining, with French doors opening directly onto the private rear garden, seamlessly blending indoor and outdoor living.

The contemporary fitted kitchen is finished with a range of modern wall and base units, complemented by generous worktop space and a breakfast bar, ideal for casual dining. Integrated cooking appliances include a gas hob with extractor hood above and electric oven below, with further space for additional appliances. Neutral décor, recessed lighting and quality flooring complete this bright, spacious and welcoming room.

Ground floor WC - Conveniently located on the ground floor, this stylish cloakroom is fitted with a modern white suite comprising a vanity wash hand basin with storage beneath and a low-level WC. Finished with contemporary tiled splashback, recessed lighting, neutral décor and a frosted window providing natural light whilst maintaining privacy, this is a practical and well-presented addition to the home.

First Floor



Bedroom one - A generously proportioned principal bedroom enjoying an abundance of natural light from three windows, creating a bright and airy feel throughout. The room benefits from attractive wood flooring, a fitted open wardrobe with shelving and hanging space, and neutral décor, providing a stylish and versatile space ready for immediate occupation.

Bedroom two - A beautifully presented second bedroom featuring a striking feature wallpaper, warm wood flooring and two windows allowing plenty of natural light. Offering a bright and welcoming atmosphere, this versatile room is ideal as a guest bedroom, home office or nursery, with stylish décor adding character and charm.

Bathroom - A contemporary family bathroom finished to a high standard, comprising a white three-piece suite including a panelled bath with shower over and glazed shower screen, wash hand basin and low-level WC. Stylish contrasting wall tiling to the bathing area is complemented by neutral décor, wood-effect flooring and a chrome heated towel rail, creating a bright and modern space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.