

SIGNATURE

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📍 Clousden Grange, Newcastle Upon Tyne NE12 7YW

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Asking Price
£420,000

Signature North East welcomes you to this fantastic four-bedroom detached home, perfectly positioned in the heart of Forest Hall. This wonderful property offers an ideal blend of comfort, space, and convenience, making it a superb choice for a growing family. Residents will enjoy excellent local amenities nearby, along with an abundance of green spaces to explore. In addition, the home boasts strong transport links, providing easy access to Newcastle City Centre and the surrounding areas.

Upon entering the property, you're greeted by a welcoming hallway which leads into a spacious and bright living room. Perfect for entertaining or relaxing with family, this room features a large box bay window allowing for plenty of natural light, as well as a beautiful fireplace that creates a warm and inviting ambience. The recently updated kitchen, enjoys a stylish modern design with an abundance of bright wall and base units, complemented by sleek worktops. Adjoining the kitchen is a generous dining area, ideal for entertaining, which flows seamlessly into the conservatory: a light-filled, versatile space with direct access to the rear garden. The kitchen also benefits from a convenient utility room which offers access to the garden, while a handy WC completes the ground floor.

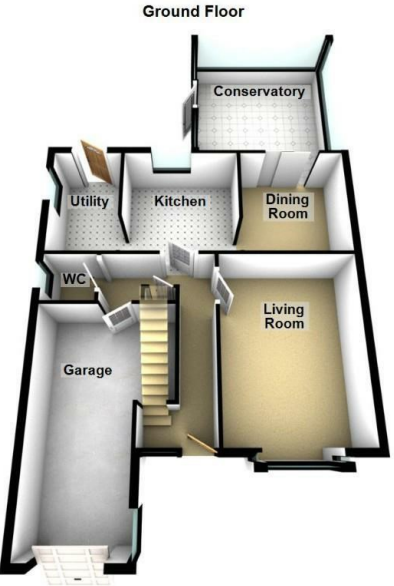
The first floor is home to four generously sized double bedrooms, each offering ample space for furnishings to suit a range of needs. Two of the bedrooms also include built-in wardrobes for added storage, and the principal bedroom benefits from a contemporary en-suite. Completing the upper floor is a sleek and modern family bathroom, fitted with a bath and overhead shower, hand basin, and WC.

Externally, the property enjoys a spacious rear garden with a patio area and a well-maintained lawn, providing the perfect setting for outdoor relaxation or entertaining. Parking is available via a private driveway, along with additional parking nearby, ensuring convenient access for both residents and visitors.



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

PROPERTY FLOORPLAN



Total area: approx. 141.5 sq. metres (1523.5 sq. feet)

Measurements:

Living Room
15'1" x 11'2"

Dining Room
9'5" x 9'11"

Kitchen
9'5" x 9'8"

Utility
9'5" x 5'10"

WC
4'4" x 4'0"

Garage
18'1" x 10'9"

Conservatory
12'10" x 12'8"

Bedroom One
13'10" x 11'3"


Bedroom Two
8'9" x 12'2"

Bedroom Three
8'9" x 10'1"

Bathroom
7'5" x 5'6"

Bedroom Four
7'9" x 7'8"

Ensuite
5'4" x 5'11"

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 





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