

# SIGNATURE

## NORTH EAST

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 Forsyth Road, Jesmond NE2 3DA

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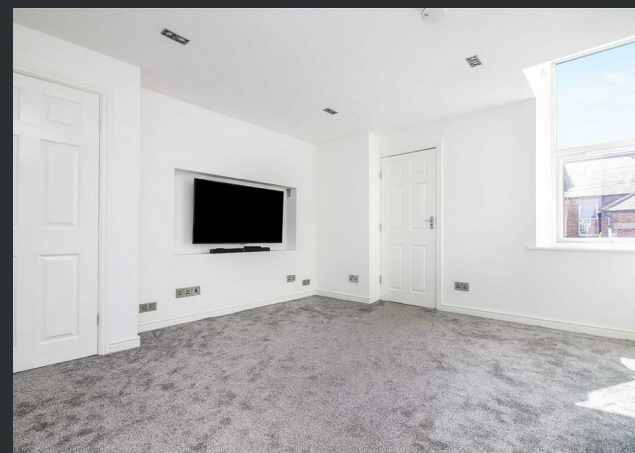
**Offers Over £385,000**

Brand new to the sales market is this four-bedroom, first floor maisonette. This beautifully presented home offers modern, spacious living over two floors, with numerous luxurious features and incredibly tasteful styling and décor throughout. Located on Forsyth Road, Jesmond, it benefits from a brilliant range of local amenities such as highly regarded schooling for all ages, transport links and is within close proximity of Newcastle town centre.

Entering the property, we are greeted with all principal rooms, including the living room. This room showcases ample space and a tall window to draw in the natural light. Connected is the kitchen, featuring incredibly desirable Velux windows, a variety of fitted floor and wall units in a sleek white finish, black granite style worktops, and a full range of Miele appliances such as a large gas hob with a wok burner plate, compact oven/grill/microwave, dishwasher, and washing machine. Exclusively, the kitchen is also equipped with Bazooka ceiling speakers and multi-level lighting to create a unique atmosphere. The balcony, with fitted lights, is accessible via French doors from the kitchen. Back through the hallway, is the spacious dining room, and two of the bedrooms, both with plenty of space and one with large bay windows. A bathroom suite, with a built-in TV and mist free mirrors, completes this floor.

Upstairs are the remaining two bedrooms, with Velux windows, and fitted storage cupboards. A four-piece, fully tiled bathroom suite can also be found on this floor, similarly offering a built-in bathroom TV, mist free mirrors and providing luxurious multi-level lighting to create a personalised, relaxing atmosphere.

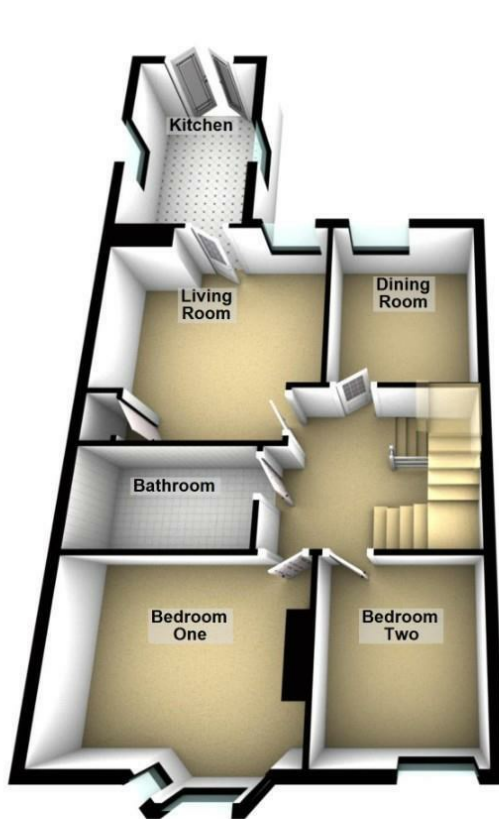
Externally, this property offers a private yard to the rear and a full size fully insulated garage, secured with an Autoroll automatic weatherproof roller shutter door, this provides the brilliant opportunity for a workshop space, or even a convenient home gym if desired.



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

# PROPERTY FLOORPLAN

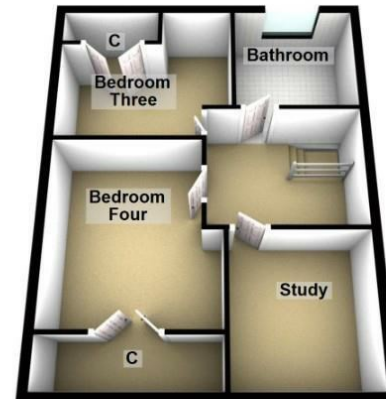
First Floor



Entrance



Second Floor



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:

Living Room  
13'5" x 13"

Dining Room  
10'0" x 8'6"

Kitchen  
12'4" x 7'9"

Bedroom one  
12'10" x 11'11"

Bedroom Two  
9'10" x 8'5"

Bathroom  
9'4" x 5'6"

Bedroom Three  
14'6" x 12'2"


Bedroom Four  
12'6" x 9'5"

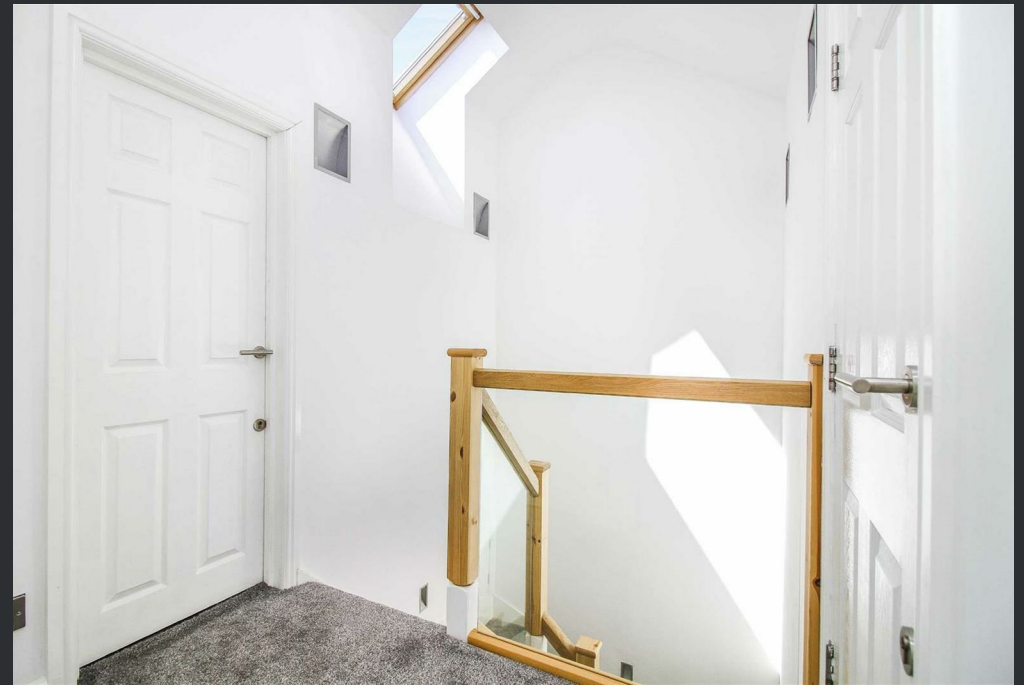
Study  
9'10" x 8'8"

Bathroom Two  
7'10" x 7'8"

Garage  
7'10" x 7'8"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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