

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST







Forest Gate, Forest Hall NE12 9EL



# Forest Gate, Forest Hall NE12 9EL

**Offers Over £360,000**

Signature North East are excited to introduce this stunning four bedroom detached home, boasting exceptionally tasteful styling and beautiful décor throughout all desirably spacious rooms. This fabulous property benefits from being situated in an excellent location, on Forest Gate, Forest Hall, within proximity of a range of amenities including strong transport and road links for the commuter, supermarkets and shops, eateries, and schooling, making this a perfect potential family home.

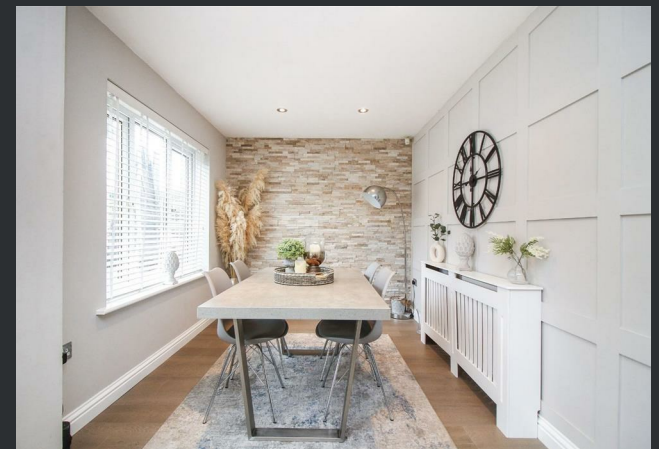
An entrance hallway welcomes us into the home and provides access to a handy downstairs W.C, the staircase, and the principal rooms. First is the living room, boasting a luxurious feel and displaying gorgeous décor, wall panelling, and a bay window which floods the room with natural light, emphasising its generous size and creating a bright and airy atmosphere. Next, is a spacious, open-plan kitchen and dining room, beautifully designed, with a feature panelled wall, French doors out to the garden, and sleek neutral styling. The kitchen area is equipped with a breakfast bar and a range of shaker-style units in a trendy grey finish, perfectly paired with modern white worktops. Completing the ground floor is a delightful playroom/ office, a brilliant, versatile space ideal for families or those working from home.

Upstairs to the first floor finds the bedrooms, all of which are spacious and exhibit the pristine look and modern décor notable throughout the home. Three of the rooms conveniently provide fitted wardrobes for extra storage, one of which being the immaculately presented master bedroom which also benefits from a fully tiled three-piece ensuite. Completing the floor is a recently renovated family bathroom.

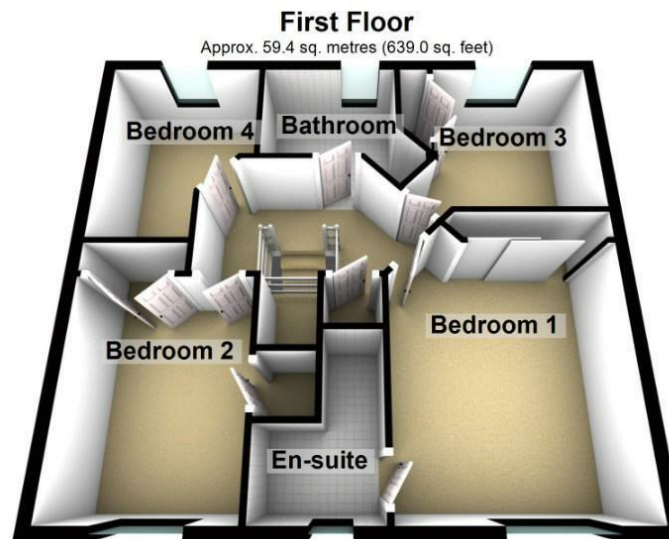
Externally, this wonderful home offers a welcoming lawn front garden and a driveway for off-road parking. To the rear finds a sizeable garden with artificial lawn, a raised deck area, and a patio, perfect for alfresco dining or relaxing in the sun with family and guests.

Tenure: Freehold  
Council Tax Band: D

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



# PROPERTY FLOORPLAN



Total area: approx. 120.7 sq. metres (1299.4 sq. feet)

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  
16'11" x 11'2"

Kitchen / Dining Room  
26'8" x 10'5"

Play Room / Office  
15'10" x 8'4"

WC  
5'4" x 2'11"

Bedroom One  
13'1" x 11'5"

En Suite  
8'6" x 5'10"

Bedroom Two  
11'3" x 8'8"

Bedroom Three  
9'10" x 8'9"

Bedroom Four  
10'6" x 8'2"

Bathroom  
7'4" x 5'6"

## 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

86

76

England & Wales

EU Directive  
2002/91/EC











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