

SIGNATURE

NORTH EAST

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📍 Scaffold Court, Newcastle Upon Tyne NE27 0JG

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Offers Over £375,000

We are delighted to welcome this impressive four bedroom detached property to the market with Signature North East. Built in 2021, the home is situated in Holystone and enjoys an excellent commuter location, within walking distance of metro stations and with superb access to the A19, A1058 Coast Road and Tyne Tunnel. The property is also close to Rising Sun Country Park, Silverlink Retail Park and the beautiful North East coastline.

Upon entering the property, you are welcomed into a hallway leading to the main living room and open plan kitchen diner. The living room features a contemporary media wall and ample space for furnishings and double doors lead into the kitchen diner. The kitchen dining area benefits from two sets of French doors allowing an abundance of natural light and views over the garden and also includes a dedicated dining and lounge seating area. The kitchen is fitted with attractive wall and base units and integrated appliances including an oven, hob, fridge freezer and dishwasher.

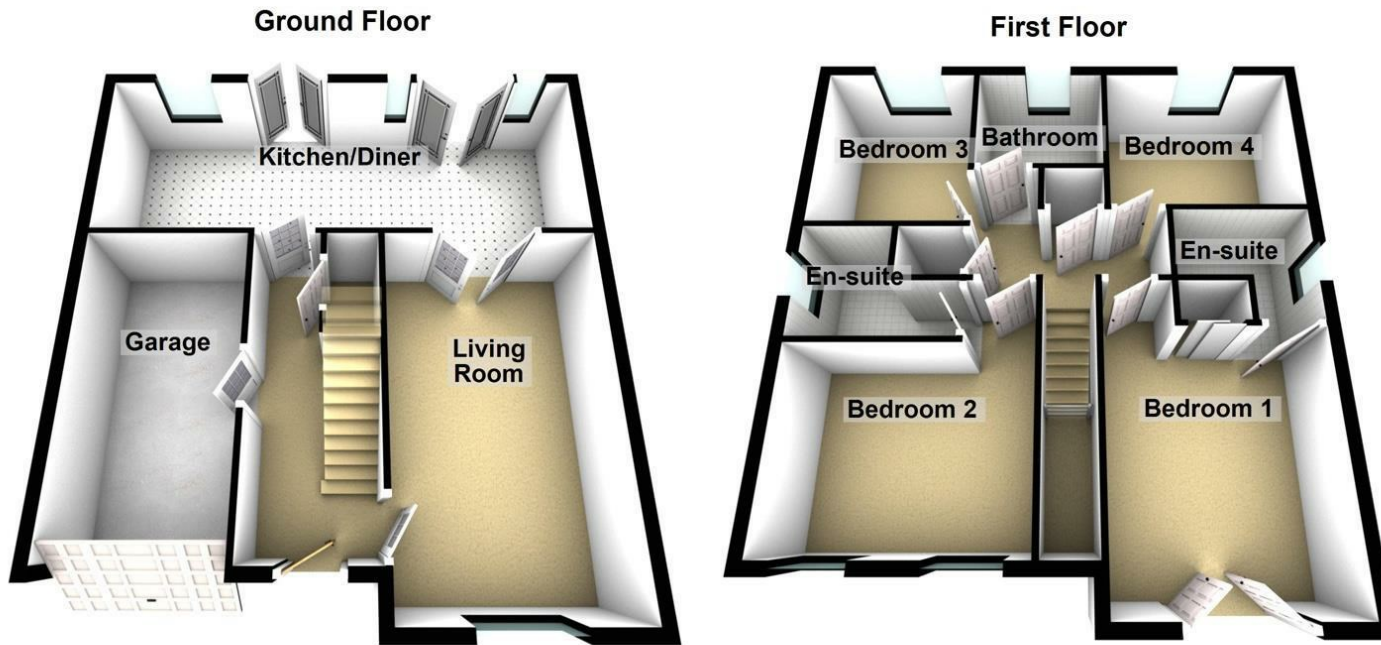
To the first floor, the property offers four double bedrooms, each providing space for additional furnishings. The principal bedroom benefits from a Juliet balcony and a stylish en-suite shower room, while the second bedroom also enjoys its own en-suite facilities. The remaining bedrooms are served by a modern family bathroom comprising a bathtub, hand basin and W.C., all finished to a high standard.

Externally, the property continues to impress with a double driveway providing off-street parking, an electric car (pod-point) charger and access to a garage. To the rear, there is a garden featuring a paved patio area, alongside a lawned section offering a pleasant outdoor space.



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

PROPERTY FLOORPLAN



Total area: approx. 133.7 sq. metres (1439.3 sq. feet)

Measurements:

Living Room
18'4" x 10'10"

Kitchen / Diner
9'8" x 26'9"

Bedroom One
9'8" x 12'0"

Bedroom Two
8'10" x 10'3"

Bedroom Three
8'5" x 10'3"


Bedroom Four
6'6" x 11'1"

Bathroom
6'1" x 7'6"

En Suite
7'0" x 5'10"

En Suite
8'5" x 6'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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