

# SIGNATURE

## NORTH EAST

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📍 Eden Park Court, Newcastle Upon Tyne NE13 8BA

# Eden Park Court, Newcastle Upon Tyne NE13 8BA

**Asking Price**  
**£390,000**

Signature North East are delighted to welcome this beautifully presented property to the market. This four double bedroom detached home, within a sought after development, placing you in a prime location with close access to Kingston Park amenities and excellent transport links connecting you to the wider North East. Positioned in the well-regarded area of Kenton Bank Foot, the home benefits from being just moments from Kingston Park Retail Park, local supermarkets, and everyday conveniences. Bank Foot Metro Station is within easy reach, providing direct access into Newcastle city centre, while Newcastle International Airport and the A1 motorway are also only a short drive away, making this an ideal base for commuters and families alike.

Upon entering the property, you are greeted by a welcoming hallway that leads through to a spacious and bright living room, ideal for relaxing and entertaining. To the right, a home office. To the left, there is a modern open-plan kitchen and dining area fitted with contemporary units, breakfast bar and integrated appliances, along with a recessed utility area, offering ample space for family life and social gatherings. French doors provide access to the rear garden, allowing for plenty of natural light. The ground floor further benefits from a convenient WC and additional storage.

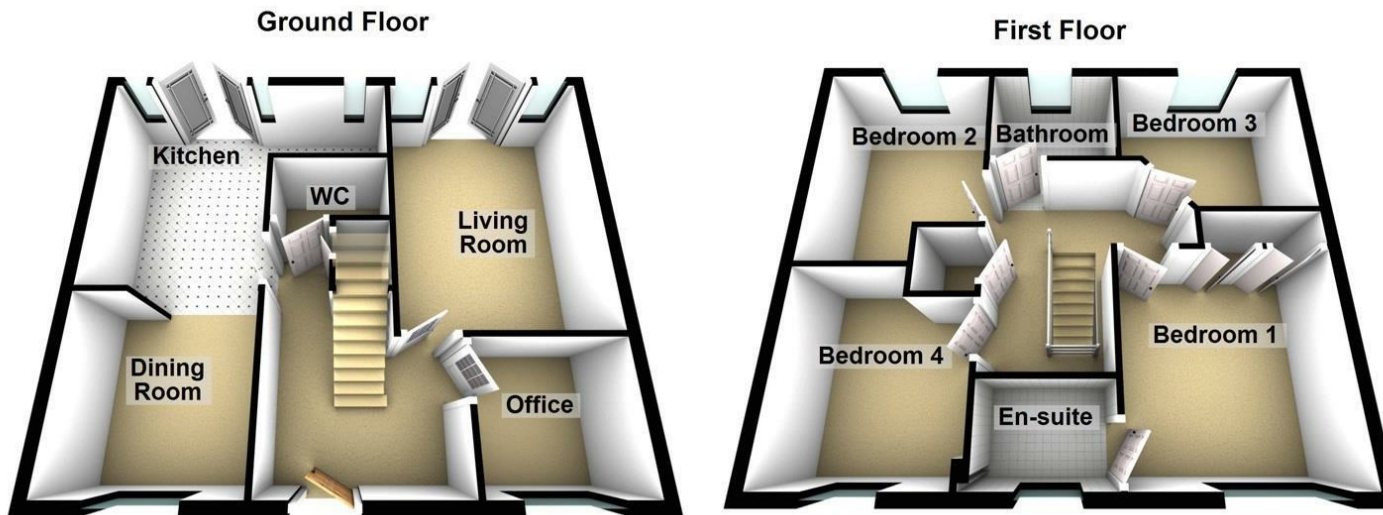
To the first floor, the property continues to impress with four well-proportioned bedrooms. The main bedroom benefits from built in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom complete with modern fixtures and fittings. Each room is thoughtfully designed to maximise space and comfort, making this an ideal home for growing families.

Externally, the property boasts a private rear garden, perfect for outdoor dining and leisure, along with a driveway providing off-street parking and access to a separate garage. The front aspect offers kerb appeal within a well-maintained residential estate, making this an attractive and practical home in a highly desirable location.



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

# PROPERTY FLOORPLAN



Total area: approx. 113.9 sq. metres (1225.6 sq. feet)

## Measurements:

Kitchen  
12'7" x 6'6"

Dining Room  
9'5" x 9'3"

WC  
3'2" x 5'11"

Living Room  
14'11" x 10'11"

Office  
7'6" x 7'1"

Bedroom One  
11'3" x 11'2"

En Suite  
6'5" x 4'1"


Bedroom Two  
11'10" x 9'6"

Bedroom Three  
8'10" x 10'3"

Bedroom Four  
10'4" x 9'3"

Bathroom  
5'6" x 6'11"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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