

# SIGNATURE

## NORTH EAST

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 Hunter Grove, Wallsend NE28 9GP

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## Offers In Excess Of £415,000

Signature North East proudly presents this impressive four-bedroom detached property, ideally located north of Wallsend on the outskirts of Benton. Occupying a generous corner plot, the home has been upgraded throughout to an exceptionally high specification and benefits from excellent transport links into Newcastle city centre and surrounding employment hubs, with easy access to the A19 and Coast Road (A1058), making commuting across Tyne & Wear straightforward. The location is well served by a range of local amenities, reputable schools and the popular Rising Sun Country Park, with the North East coastline also within easy reach, including Tynemouth, Whitley Bay and Cullercoats, offering beaches, cafés and scenic coastal walks.

Upon entering the property, you are welcomed into a central hallway with access to a convenient ground floor W.C. The spacious living room provides a bright and comfortable reception area with ample space for furnishings and enjoys pleasant views to the front over horse fields. To the rear sits the open-plan kitchen/dining room, fitted with a range of wall and base units, premium quartz worktops and integrated appliances including a fridge freezer, double oven, gas hob, washing machine and dishwasher. French doors open directly onto the rear garden, while an additional reception room, currently used as a snug, offers further versatile living space.

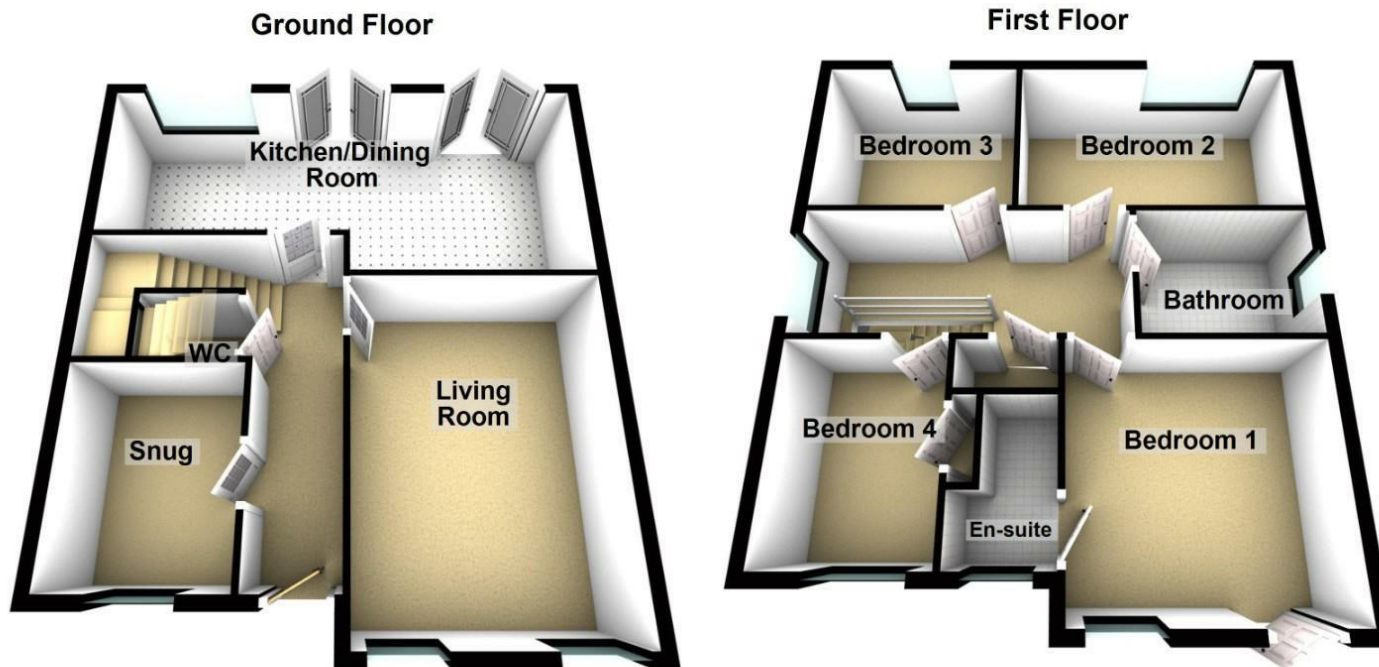
To the first floor are four well-proportioned bedrooms, all of which can accommodate a double bed and additional furnishings. The principal bedroom benefits from a stylish en-suite shower room and a Juliette balcony, also enjoying attractive front-facing views over horse fields. Bedroom four includes a fitted storage cupboard, while the landing provides additional practicality with a cupboard adapted to house a dryer alongside further storage space. Completing the first floor is the family bathroom, fitted with a bathtub, separate shower, wash basin and W.C.

Externally, the property enjoys a generous south-facing rear garden, laid mainly to lawn with a spacious patio area ideal for outdoor seating and entertaining. The garden also provides access to the detached garage, which offers excellent potential to be converted into a home gym, studio or separate workspace, subject to requirements. A double driveway located to the rear provides convenient off-street parking.



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

# PROPERTY FLOORPLAN




Total area: approx. 126.4 sq. metres (1360.9 sq. feet)

## Measurements:

- Living Room  
16'6" x 12'2"
- Kitchen / Dining Room  
11'1" x 25'1"
- Snug  
9'11" x 8'1"
- W.C  
4'9" x 3'2"
- Bedroom One  
11'11" x 12'0"
- En Suite  
8'1" x 6'6"
- Bedroom Two  
9'0" x 14'6"
- Bedroom Three  
9'0" x 10'5"
- Bedroom Four  
9'11" x 7'4"
- Bathroom  
6'2" x 8'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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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