

# SIGNATURE

## NORTH EAST

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 Daisy Lane, Newcastle Upon Tyne NE15 9GB

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**Asking Price**  
**£285,000**

Signature North East is delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, occupying a desirable corner plot within a brand-new development on Daisy Lane, just outside of Throckley. Offering modern family living throughout, the property enjoys an excellent location with easy access to the A1 and A69, placing Newcastle city centre, Newcastle International Airport and the wider region within easy reach. Well-regarded schools, local shops, supermarkets and everyday amenities are all nearby, while the surrounding green spaces and Northumberland countryside provide the perfect balance of convenience and outdoor living.

Upon entering the property, you are welcomed into a central hallway which benefits from a convenient ground floor W.C. and a large fitted storage cupboard. The spacious living room is bright and inviting, enhanced by a large window that allows for plenty of natural light and offers ample space for a range of furnishings. To the rear of the home is a stylish open-plan kitchen/diner, providing an ideal space for both everyday living and entertaining. The kitchen features an attractive range of wall and base units complemented by sleek worktops, alongside integrated appliances including an oven, gas hob and fridge freezer. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

To the first floor, there are three well-proportioned bedrooms. Bedrooms one and two comfortably accommodate double beds alongside additional furnishings, with the principal bedroom further benefiting from a modern en-suite comprising a shower, hand basin and W.C. Bedroom three offers space for a single bed and additional furniture, making it ideal as a child's bedroom, guest room or home office. Completing the accommodation is the family bathroom, fitted with a bathtub, hand basin and W.C.

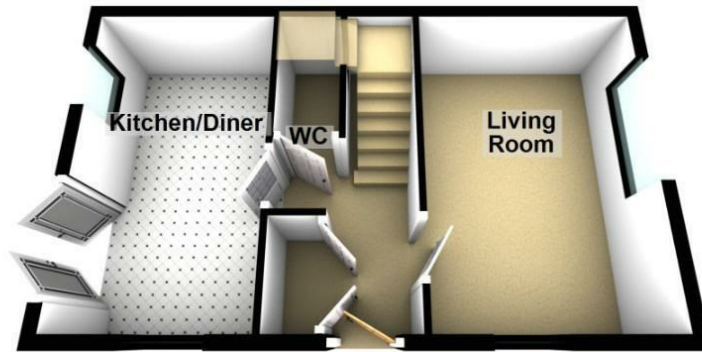
Externally, the property boasts a lawned side garden, providing an excellent space for outdoor furniture. Further benefits include two allocated parking spaces positioned to the side of the property.



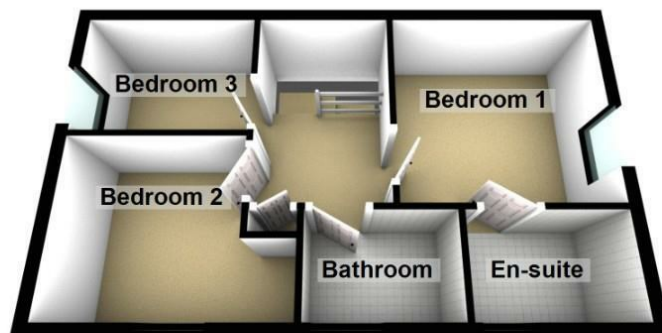
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 82.7 sq. metres (890.3 sq. feet)

## Measurements:

Living Room  
15'6" x 10'7"

Kitchen / Diner  
15'6" x 8'9"

WC  
6'5" x 3'4"

Bedroom One  
10'5" x 10'9"

En Suite  
4'7" x 7'7"

Bedroom Two  
8'7" x 8'9"

Bedroom Three  
6'7" x 8'9"

Bathroom  
5'7" x 6'11"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</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		

England & Wales

EU Directive  
2002/91/EC







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