

SIGNATURE

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 Roundstone Close, Newcastle Upon Tyne NE7 7GH

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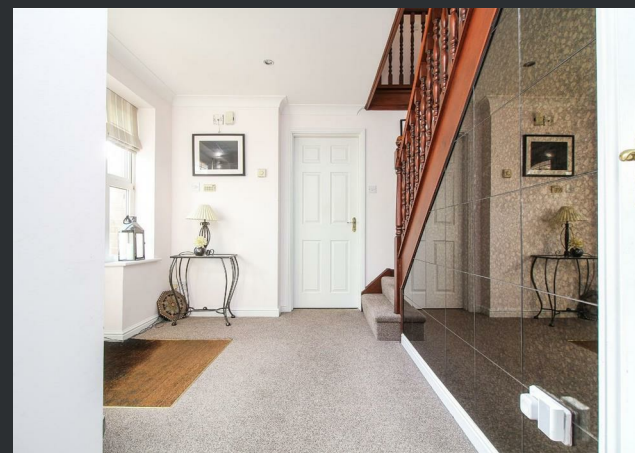
Offers In Excess Of £475,000

Signature North East is proud to welcome this executive four bedroom detached family home on the exclusive Roundstone Close. This property boasts spacious living with multiple receptions rooms, modern decor and styling throughout and a large private garden to the rear.

Beginning in an impressive entrance hallway with stairs leading to the first floor, W.C, there is then access to the principle rooms of the ground floor. The main living room spans the entire depth of the property and is flooded with natural daylight with a large bay window to the front and french door access to the conservatory to the rear. There is also a feature fireplace with gas insert, modern decor and ample space for furnishings. From the living room is access to the formal dining room, with another bay window, which in turn leads into the dining kitchen. The kitchen has a full range of fitted wall and floor units with a variety of integrated appliances and space for dining. There is also a separate utility room. Additional to the ground floor is a further reception room, currently used as a home office.

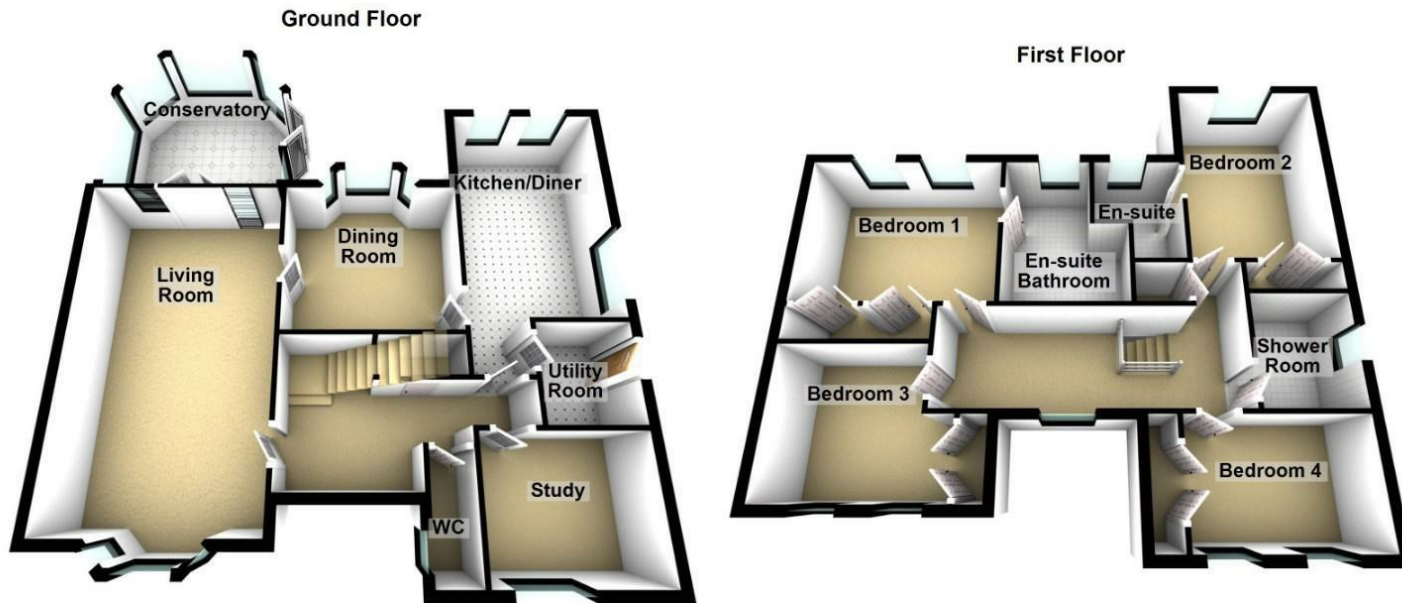
The first floor finds the main bedroom to the rear with fitted wardrobes and a spacious en-suite. There is a further three double bedrooms, all with fitted storage, one of which benefits from an additional en-suite. The family shower room and loft access from the landing completes the first floor.

Externally this property benefits from a great location on the estate within a quite cul-de-sac. There is a manicured garden to the front with mature trees and planting and a large driveway leading to the detached garage. The South facing rear garden is a generous size with a sizeable lawn area and large patio for alfresco dining.



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

PROPERTY FLOORPLAN



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
24'2" x 12'9"

Dining Room
11'10" x 11'4"

Kitchen / Diner
17'5" x 9'9"

Study
9'1" x 8'1"

Conservatory
11'11" x 11'1"

Bedroom One
13'0" x 10'4"

Bedroom Two
12'0" x 9'9"

Bedroom Three
10'9" x 9'3"


Bedroom Four
10'0" x 7'1"

Shower Room
7'3" x 5'11"

En Suite Bathroom
10'3" x 8'1"

En Suite
7'11" x 5'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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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