



## 2 Elsdon Court, Newcastle Upon Tyne, NE16 5JB

Offers Over £335,000

Welcome to Elsdon Court, an immaculately presented semi-detached house situated in an extremely popular and sought-after location. This property offers a blend of modern elegance and comfortable living, making it the perfect place to call home. As you step inside, you are greeted by an inviting entrance hallway, setting the tone for the rest of the house. The ground floor features a convenient w/c, a spacious living room with a feature fireplace, and a dining kitchen fitted with a breakfast unit and integrated appliances. The garden room/family room is a delightful addition, with French doors that open onto the rear patio, creating a seamless connection between indoor and outdoor living. Additionally, a handy utility room adds to the practicality of the home.

Moving to the first floor, you'll find a well-appointed landing which provides access stairs to the boarded loft for storage. The master bedroom features built-in wardrobes, providing ample storage space. There are also four further bedrooms, one of which is currently being used as a home office, offering versatility to accommodate your specific needs. A family bathroom with a luxurious 4-piece suite completes the first floor, providing a space to relax and unwind. Outside, the property boasts a garden, driveway, and garage to the front, offering convenience and ample parking space. The private rear garden is laid to lawn and features various patio areas, creating the perfect environment for outdoor enjoyment and entertaining. Viewing this property is essential to truly appreciate its charm and potential. Elsdon Court is an exceptional family home that combines style, functionality, and a highly desirable location. Contact us today to arrange a viewing.

### ENTRANCE HALLWAY

15'3" x 6'3" (4.66m x 1.92m)



### LOUNGE

14'11" x 13'1" (4.55m x 3.99m)



### KITCHEN

19'9" x 13'4" (6.04m x 4.07m)



### SUN ROOM/GARDEN ROOM

8'9" x 8'7" (2.68m x 2.62m)



### UTILITY

9'8" x 6'11" (2.95m x 2.13m)



### GROUND FLOOR W/C



### FIRST FLOOR LANDING



### BEDROOM ONE

14'8" x 10'10" (4.49m x 3.32m)



### BEDROOM TWO

11'9" x 10'10" (3.59m x 3.31m)



### BEDROOM FOUR

14'5" x 6'11" (4.40m x 2.13m)



### BEDROOM THREE

10'2" x 8'9" (3.12m x 2.67m)



### BEDROOM FIVE

8'3" x 6'11" (2.53m x 2.13m)



### BATHROOM

8'7" x 8'2" (2.64m x 2.51m)



### GARAGE

16'11" x 7'0" (5.16m x 2.15m)



### EXTERNAL



### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is

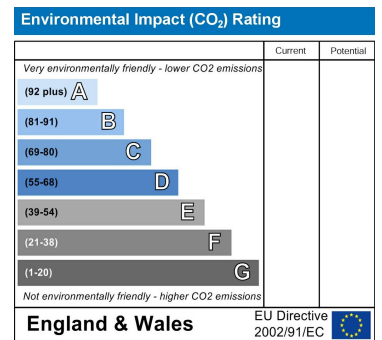
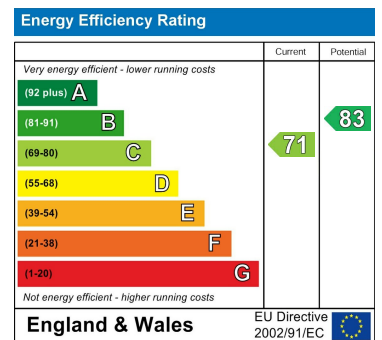
not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.