

## 7 Portland Grove, Newcastle

£450,000 Freehold



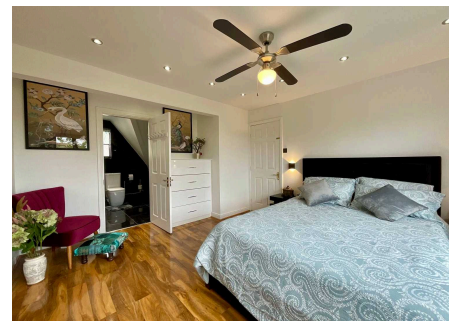
This four-bedroom family home has been beautifully updated and is being offered for sale with NO CHAIN! • This home has been modernised throughout - featuring underfloor heating downstairs and installation of a smart heating system (Nest) which can be controlled remotely! • The property boasts versatile living spaces, including a spacious living room, a converted garage, now a playroom, and a tranquil home office. • Outside discover a stunning South-West facing rear garden that changes colours with the seasons. Surrounded by lush greenery and privacy-providing hedges. • In the sought-after area of Clayton, this home sits in a quiet cul-de-sac setting while being conveniently close to schools, amenities, and commuter links.





Welcome aboard your stunning four-bedroom family home on Portland Grove! Set sail for comfort and luxury in this meticulously refurbished property. Step inside and be greeted by a spacious hallway, setting the stage for your journey through this exquisite abode. Before you, a convenient guest cloakroom await, ensuring your guests feel welcomed from the moment they arrive. As you pass through the double doors into the expansive living room, your eyes are drawn to the gorgeous bow window and the centrepiece—a traditional wood log burner fireplace, emanating warmth and character. French doors welcome you towards the decked area outside, inviting moments of relaxation and serenity. Venture further into the heart of the home, where the impressive kitchen/diner unfolds before you. Abundant space greets you, with a generous dining area overlooking the landscaped garden. The kitchen itself is a marvel of modernity and intelligence, boasting a sleek design and ample natural light streaming through numerous windows. Accessible from here is the converted garage, now transformed into a versatile playroom adorned with an electric fireplace, perfect for cozy family gatherings. Ascend to the upper deck, where four impressive chambers await your exploration. The master suite stands out with its sumptuous ensuite, a sanctuary of sophistication featuring a grand walk-in shower. Each bedroom offers fitted cupboards/wardrobes, ensuring ample storage space to accommodate your every need. The fourth room serves as a tranquil home office, ideal for those seeking a serene workspace amidst the comforts of home. The main family bathroom continues the theme of elegance, boasting a bath with a shower over, promising relaxation and rejuvenation after a long day's voyage. With views from this upper deck that reach as far as Bunny Hill, gorgeous views. Outside, the allure of the property extends to the expansive driveway, providing ample parking space for your vehicles. The stunning South-West facing rear garden offers ever-changing colours with the shifting seasons. A decked area invites al fresco dining or simply basking in the sun's embrace, while lush greenery and surrounding hedges provide a sense of privacy and tranquillity. In the sought-after area of Clayton, this property sits at the end of a quiet cul-de-sac. Conveniently located near schools, amenities, and commuter links, it promises unparalleled convenience for modern family living. And with the bonus of being offered for sale with no chain, your dream of calling this magnificent residence home may soon become a reality. So, set your course for Portland Grove—a port of comfort, luxury, and endless possibilities.



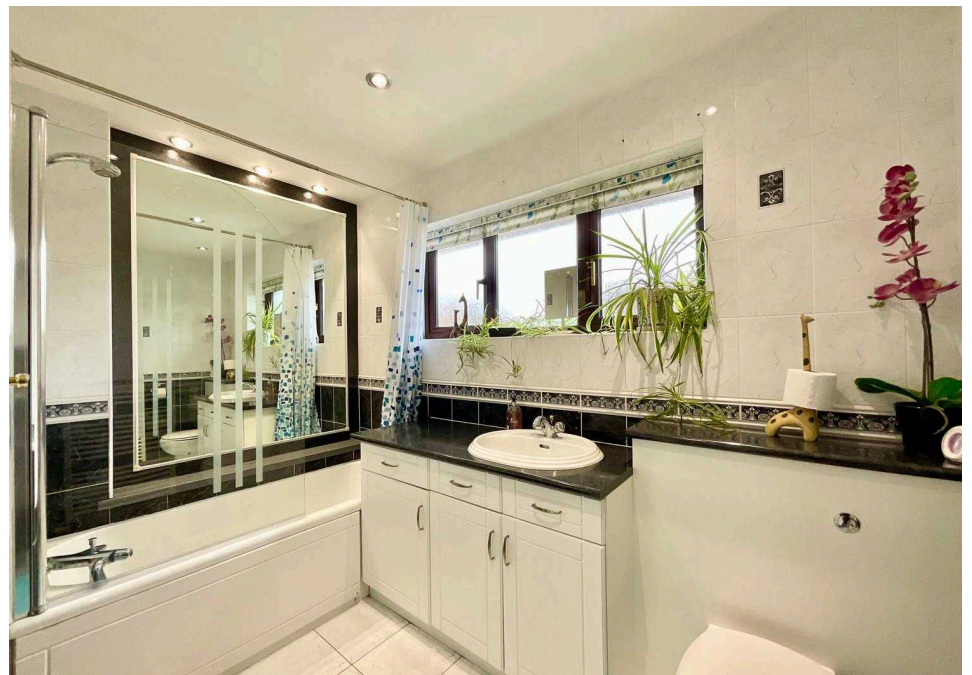
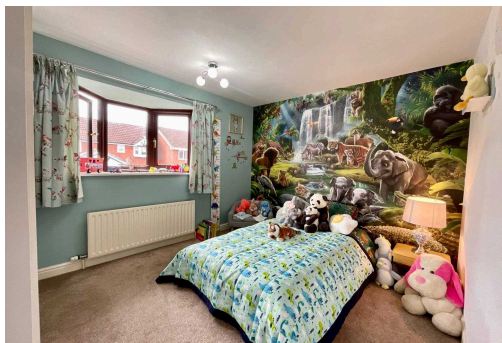


Luxurious 4-bed family home in Clayton. Meticulously refurbished with stunning living room, modern kitchen/diner, converted garage, serene bedrooms, and elegant bathrooms. Expansive rear garden, ample parking, and convenient location near schools and amenities. No chain. Council Tax band: E

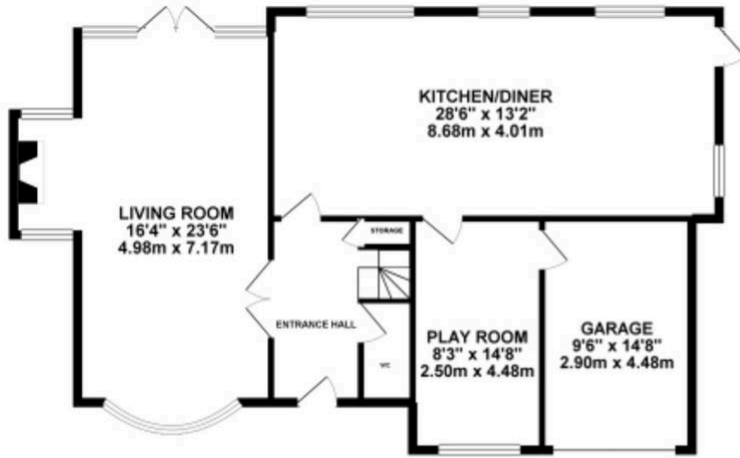
Tenure: Freehold

EPC Energy Efficiency Rating: C

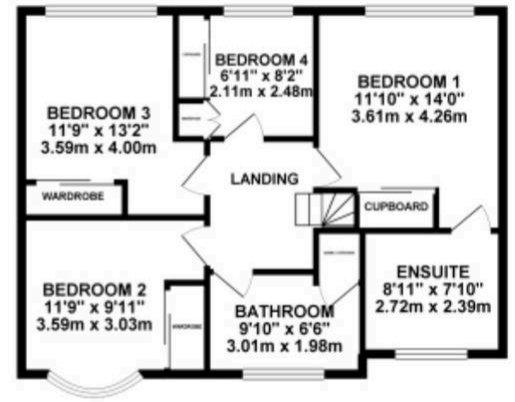
EPC Environmental Impact Rating: D



GROUND FLOOR 1070.27 sq. ft.  
( 99.43 sq. m. )

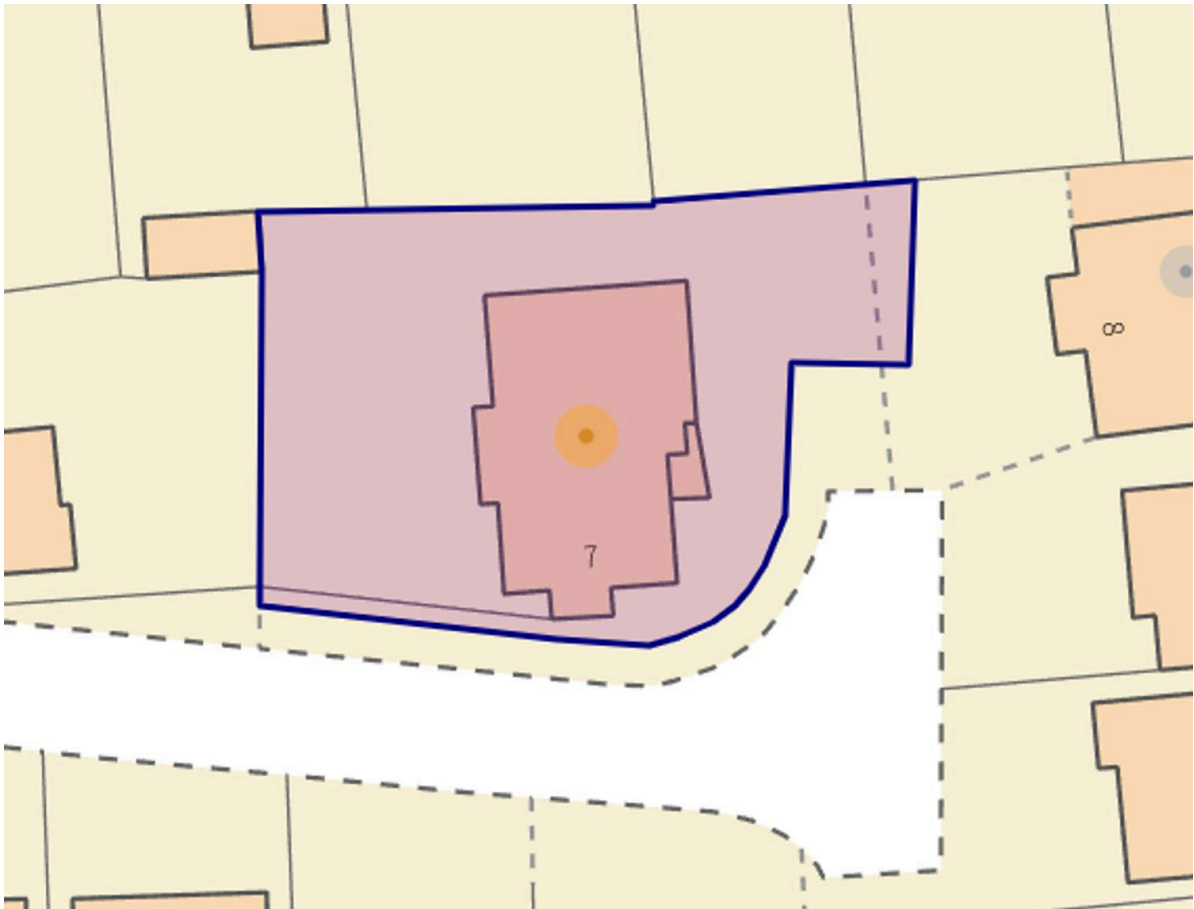


1ST FLOOR 698.60 sq. ft.  
( 64.90 sq. m. )



TOTAL FLOOR AREA : 1768.87 sq. ft. ( 164.33 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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