



The Anchorage

5 The Broadway, Tynemouth





The Anchorage 5 The Broadway, Tynemouth NE30 2LR

Sitting in a lovely, highly sought after tree lined street is this unique and spacious semi detached family home. With the beach just a few minutes' walk away this property has a sweeping block paved driveway providing parking for several cars. The attractive, beautifully maintained garden is to the right with its variety of mature shrub borders whilst on the left is the single garage with an electric up and over door.

GROUND FLOOR Double oak entrance doors open into the reception hall with wood floor, while on the left is a cloaks cupboard which leads into the fully tiled downstairs cloakroom. Leading off the hall is the magnificent kitchen/dining/family room with attractive oak wood floor, which is an extension to the property and stretches the full width of the house with two sets of bifold doors into the garden. This area, along with the hall and cloakroom, has underfloor heating of the wet variety, powered by a condensing boiler which has 4 thermostat controls, and is flooded with light through the glazed doors and skylights. In the family area is a freestanding wood burner, perfect for those colder autumn and winter nights, and a media wall incorporating fitted shelf/cupboard units. At the other end of the room is a stunning open plan kitchen which is flooded with natural light aided by 8 Velux windows, 3 of which are remote controlled and 4 with remote controlled solar blackout blinds.



Price Guide:

Offers Over £995,000

🔑 5 🛏️ 4 🚗 2 🏠 C







The kitchen features a range of modern cabinets with light grey granite and solid oak worktops, an inset enamel sink with a mixer tap and waste disposal unit, and there are integrated appliances including two matching pyrolytic ovens with two microwave combination ovens above, as well as storage above and below - ideal for any budding chef - and a tall fridge/freezer as well as a wine cooler. The central island is split into two, featuring curved corners and a wood work surface inset with a new built in induction hob with 5 zones and cupboards below on one side, and a raised breakfast bar on the other with a built in wine rack. Off the kitchen is the utility room, which also has a range of modern cabinets with a wood work surface, plumbing and space for a washing machine with space for a dryer above.

From the family area is a wonderful snug room with a fitted niche incorporating shelving and lighting, and glazed doors out to the hot tub and garden. Within the original part of the house, a beautiful part stained glass door opens into the sitting room which features a granite fireplace bordered by decorative tiles and fitted cabinets in the alcoves with feature shelves and storage above. There is also a set of leaded light glazed doors to the front garden with decorative glass panels above. Adjacent is the double aspect drawing room which has an impressive bay window with leaded light and stained glass panels, all of which allow light to pour into the room. Within the bay window is a full width fitted cushioned bay window seat with storage beneath, and a particular feature of this room is the wood burner sitting on a tiled hearth with a solid oak mantel above:

FIRST FLOOR A carved and decorative wood turned staircase, with a landing halfway up with an amazing stained glass window that fills the space with light, leads you upstairs to the galleried first floor landing.

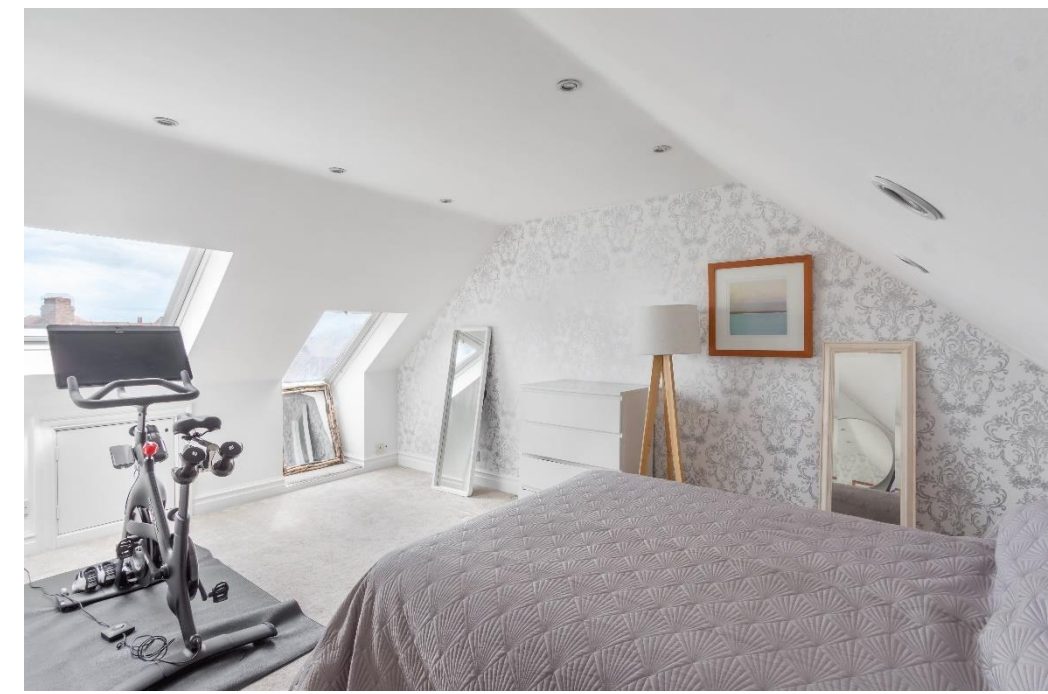


Mandy Denning
0191 223 3500
Mandy.Denning@sandersonyoung.co.uk

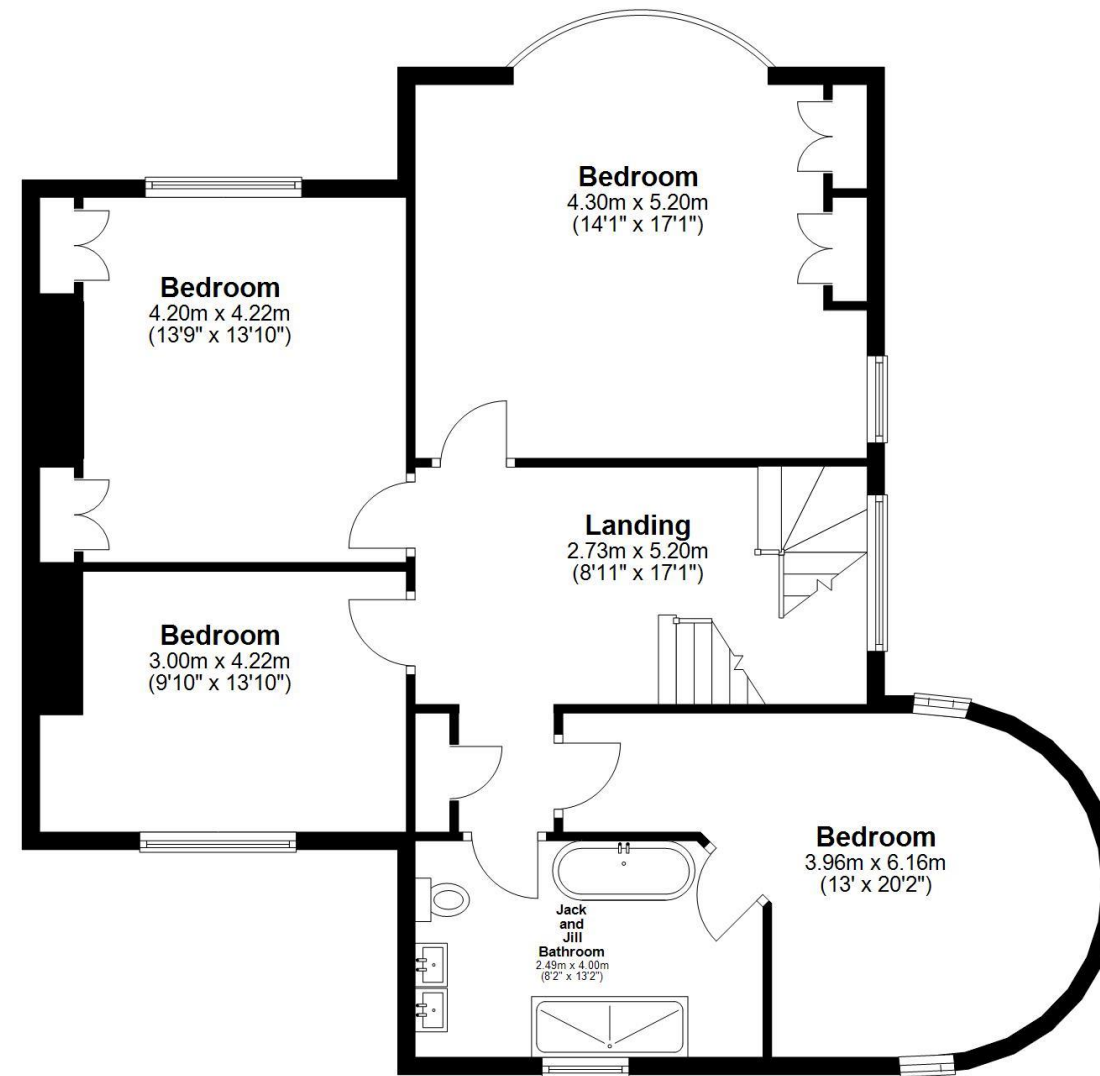




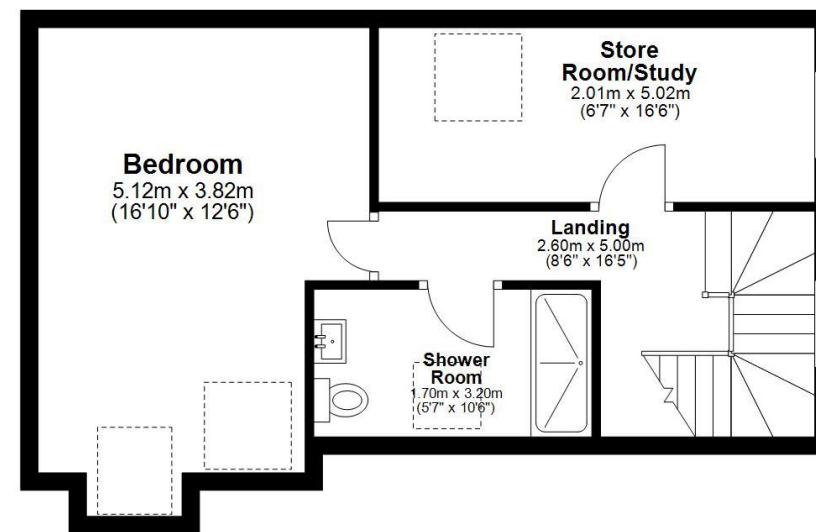




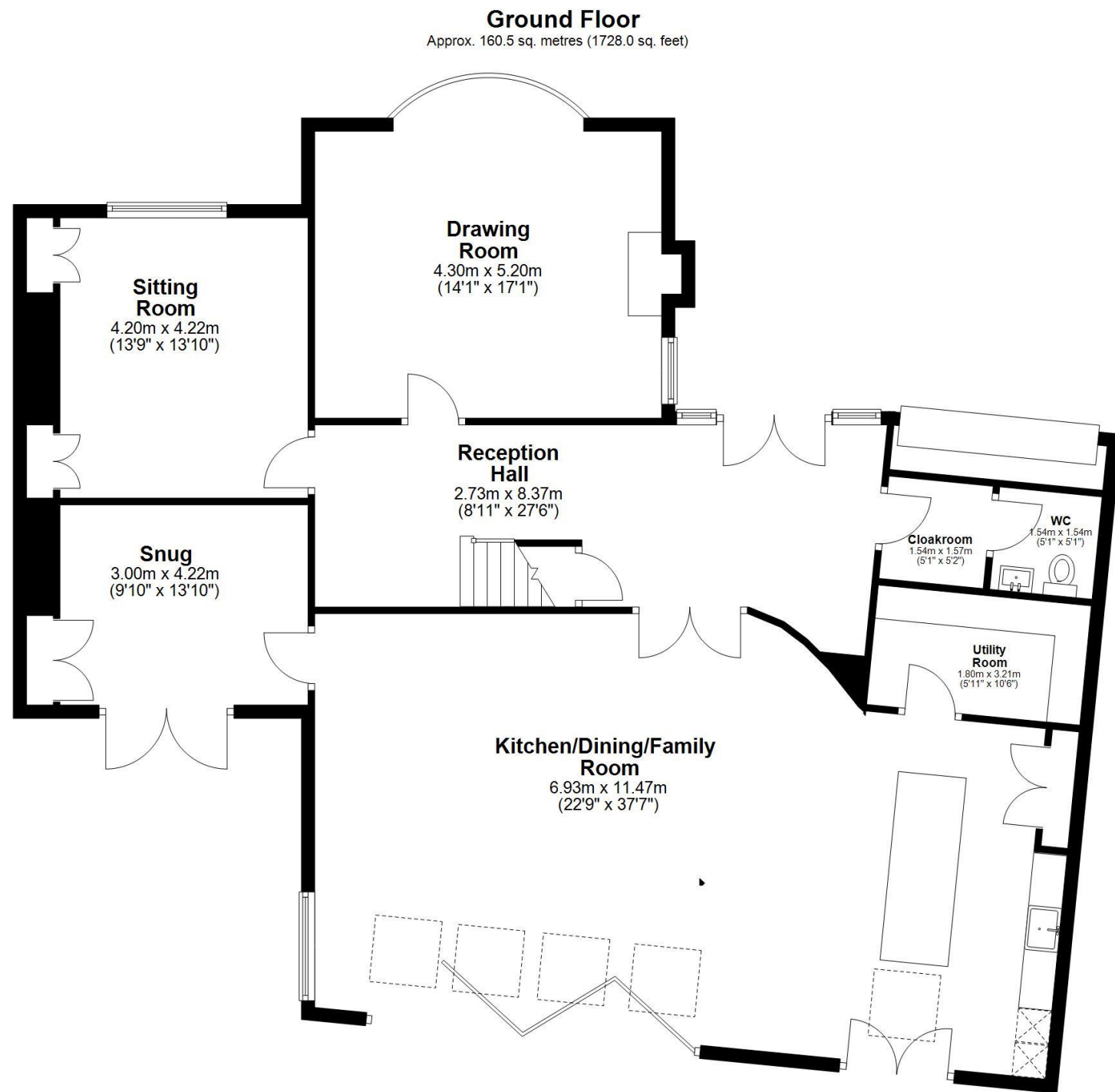
First Floor
Approx. 100.4 sq. metres (1080.8 sq. feet)



Second Floor
Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 304.8 sq. metres (3280.5 sq. feet)
5 The Broadway, Tynemouth



On this floor, there are four double bedrooms, three of which have fitted Hammonds wardrobes and one with a deep bay window that overlooks the front garden. There is also a Jack 'n' Jill family bathroom on this floor which has a wood floor with underfloor heating, a freestanding slipper bath with mixer tap and shower attachment, WC, a raised vanity unit with double sinks, storage below and an electric demister mirror above, a large fully enclosed shower cubicle with glass screen and a large heated towel rail.

SECOND FLOOR Another set of turned stairs, with a facing window, takes you up to the second floor where you will find a handy storage room, which could be used as a sewing room, dressing room or study. Adjacent is a fully Travertine tiled shower room with a WC, contemporary wash hand basin with a backlit mirror above, a heated towel rail and a fully enclosed shower cubicle with glass screen. There is also a further double bedroom with handy eaves storage on either side.

EXTERNALLY As you approach the property, a block paved driveway has ample parking for several cars and a full power electric car charging point; the driveway leads to the garage which has an electric up and over door. The front garden is bordered by a low brick wall and mature shrubs, while the beautifully landscaped rear garden is bound by wood fence panels with one half laid to lawn surrounded by raised shrub borders. The other half of the garden is occupied by an extensive L-shaped paved terrace leading to a gorgeous open fronted verandah, perfect for family gatherings and entertaining guests. Around the corner of the property is a dedicated hot tub area with a wooden storage shed adjacent.

This outstanding house sits in one of Tynemouth's most desirable areas, just a few minutes' walk from Tynemouth Park and Longsands Beach. The Broadway is an extremely sought after and attractive residential area, popular with families. Local amenities are within easy reach, including Sainsbury's Local. Leisure facilities are also nearby, such as Tynemouth Park with its family mini golf, boat lake and soft play area, as well as various sports clubs located on the beachfront. There is a good choice of schools for all ages plus cafes, bars and restaurants. Tynemouth town centre provides more extensive facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. There are also plenty of transport links within a few miles, including the A19 and A1058, which lead to other major cities and the motorway. The spectacular Tynemouth rail station not only delivers regular train services to major cities in the area, it is also visited by people every weekend as it hosts a variety of markets and performing arts including dance, music and theatre.

Services: Mains gas, electricity, water & drainage | **Tenure:** Freehold | **Council Tax:** Band: E | **EPC:** C



The Anchorage

5 The Broadway, Tynemouth



rare!
From Sanderson Young