

# SIGNATURE

## NORTH EAST

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📍 Millview Drive, Tynemouth NE30 2QD

# Millview Drive, Tynemouth NE30 2QD

**Offers Over £899,950**

Signature North East is proud to welcome to the sales market this amazing detached house on the prestigious Millview Drive in Tynemouth. This home has undergone extensive renovations, creating a modern and spacious haven perfect for families. Enjoy easy access to numerous amenities, including shops, eateries, transport links, and road connections, all close to the beach. The rear of the property offers stunning views over the golf course.

Step inside through the spacious entrance porch, leading to the entrance hallway with access to the staircase and other ground-floor rooms. An archway connects the hallway to the versatile family room, catering to various needs. The spacious living room boasts dual-aspect windows, flooding the room with natural light. With ample space for furnishings and access to the rear garden, it's an ideal spot for relaxation and entertaining. The generous kitchen/diner showcases modern dark-toned kitchen units with contrasting white worktops. A large window provides delightful garden views, offering the perfect setting for family meals. Access to the garage and w.c. is conveniently connected to the kitchen/diner.

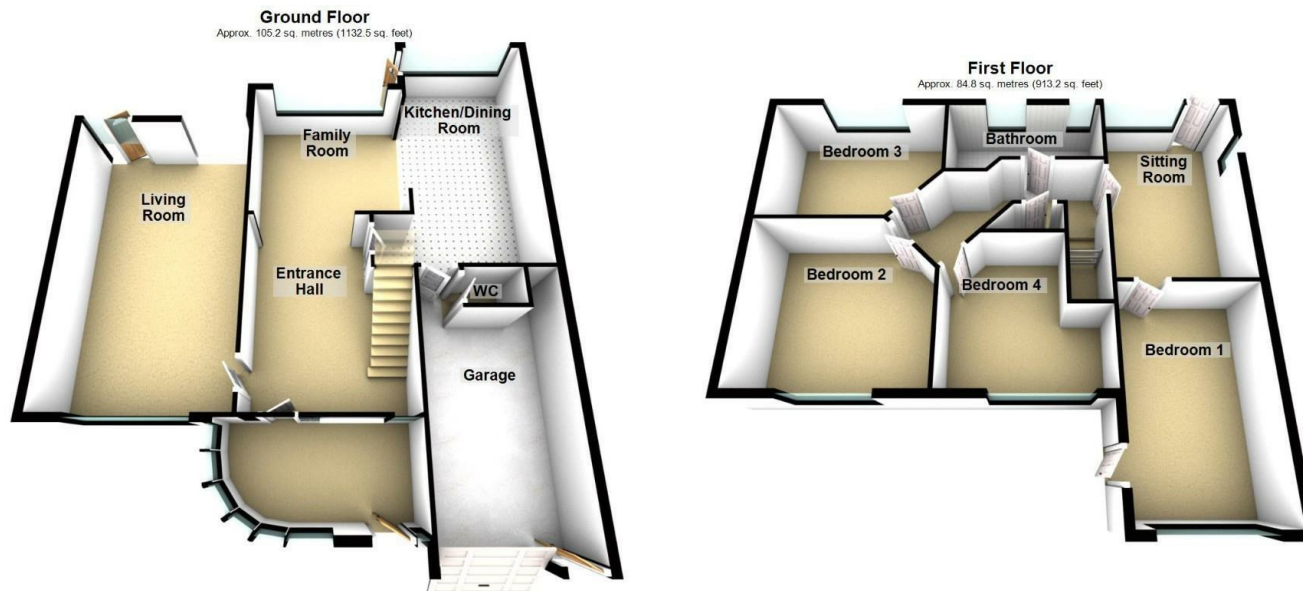
Ascending to the upper level of this remarkable property, you will discover four generously proportioned bedrooms, each exuding a sense of spaciousness and comfort. Moreover, a thoughtfully designed sitting room awaits, presenting a flexible and adaptable area for receiving guests or indulging in moments of relaxation. Completing the first floor is the fully tiled family bathroom, equipped with a bath, shower, w.c., and sink.

Outside, the rear garden boasts a beautiful patio and lawn surrounded by lush shrubs, flowers, and trees, creating a serene outdoor retreat. To the front of the home, finds a block-paved driveway with a convenient electric car charger and garage, providing ample parking space and added functionality.



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

# PROPERTY FLOORPLAN



Total area: approx. 190.1 sq. metres (2045.7 sq. feet)  
 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:

- Entrance Hall  
14'5" x 12'1"
- Living Room  
22'10" x 13'6"
- Family Room  
12'1" x 11'4"
- Kitchen / Dining Room  
20'1" x 9'11"
- Bedroom One  
15'10" x 9'11"
- Sitting Room  
15'1" x 9'11"
- Bedroom Two  
13'6" x 12'5"
- Bedroom Three  
13'6" x 10'0"
- Bedroom Four  
12'1" x 11'4"
- Bathroom  
12'1" x 5'11"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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