

SIGNATURE

NORTH EAST

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 Abbots Way, North Shields NE29 8LY

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£440,000

Signature North East is delighted to welcome this exceptional four-bedroom detached property, located on the highly sought-after Abbots Way in North Shields. This impressive home is perfectly positioned within a vibrant area offering a variety of amenities, including local parks and well-established educational institutions. With brilliant road links to the A19 and coastal routes via the A1058, alongside excellent public transport options, this home combines convenience with proximity to the stunning coastline.

Upon entering, the central hallway sets the tone for the spacious and stylish interiors and includes access to a handy W.C. The expansive living room features a large window that floods the space with natural light, offering ample room for your desired furnishings. Elegant double doors lead into the dining room, a perfect setting for hosting guests, with further double doors opening onto the rear garden. The heart of the home is the open-plan kitchen and dining area, complete with a large central island ideal for casual dining or entertaining. The kitchen boasts an array of attractive wall and base units complemented by sleek countertops, alongside high-end integrated appliances such as an induction hob, dishwasher, double ovens, microwave, and coffee machine. Added luxuries include underfloor heating, a boiling water tap, and a waste grinder. Bi-fold doors provide seamless access to the rear garden, while a spacious utility area offers additional practicality and direct access to the double garage.

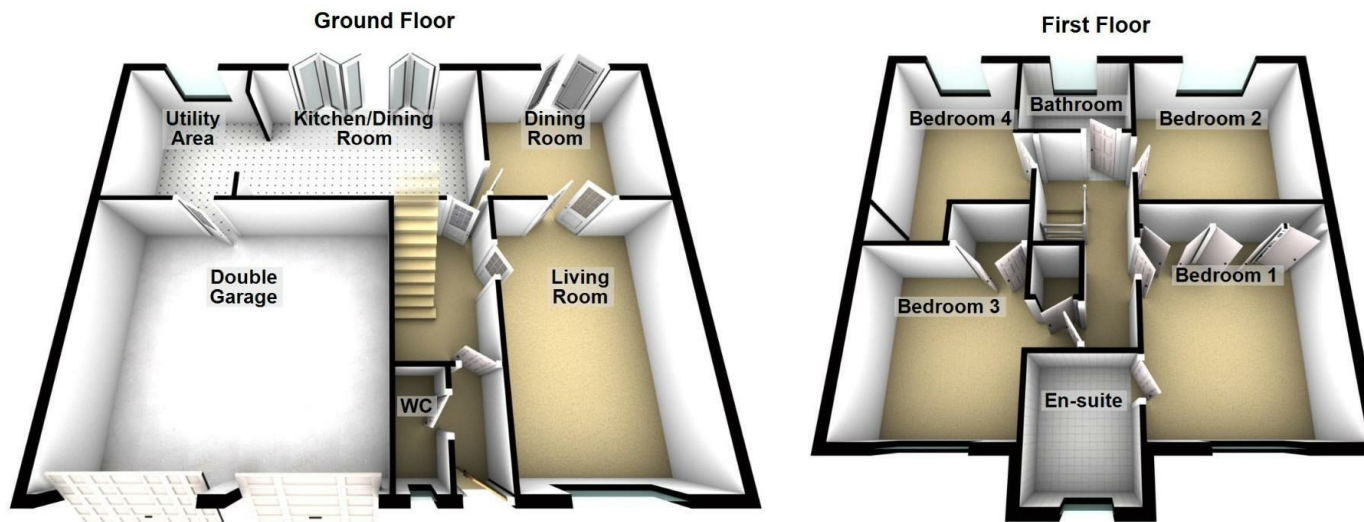
Upstairs, the property continues to impress with four generously proportioned bedrooms, all capable of accommodating double beds and furnishings. The principal bedroom stands out with its large built-in wardrobes and a stylish en-suite featuring a walk-in shower, W.C., and hand basin. The family bathroom completes the first floor, offering a luxurious suite with a bathtub, shower, hand basin, and W.C., catering to the needs of a growing family.

Externally, this stunning home features a spacious rear garden with both lawn and patio areas, perfect for outdoor relaxation or entertaining. The front of the property benefits from a large driveway with space to accommodate up to three cars, alongside a double garage for additional storage or parking.

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
17'0" x 11'5"

Kitchen / Diner
15'4" x 10'2"

Dining Room
11'6" x 10'2"

Utility Area
9'9" x 8'6"

WC
6'5" x 2'9"

Bedroom One
13'7" x 11'2"

En Suite
7'6" x 5'11"

Bedroom Two
11'2" x 10'6"

Bedroom Three
12'8" x 10'10"

Bedroom Four
10'6" x 9'7"

Bathroom
7'3" x 5'4"

Double Garage
18'3" x 16'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(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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