



## Moore Avenue South Shields NE34 6AA

Welcome to this spectacular detached residence on the much-sought-after Moore Avenue in Harton Village. Commanding a generous-sized plot, this imposing property boasts tremendous kerb appeal. Set back from the tree-lined street, it's evident that you will be enchanted the moment you enter this lovely home.

The hallway is spacious and inviting, with generously sized rooms throughout. The immaculate decor and meticulous attention to detail are immediately apparent. With two reception rooms and a kitchen breakfast room, there is ample space for comfortable living. This is complemented by four bedrooms and two bathrooms.

The exterior is equally impressive, featuring a bespoke garden with a pergola, a built-in gas-powered fire pit, and a BBQ area. The patio is perfect for alfresco dining, and the sunken pond with lights adds to the tranquil environment. The garden also includes a lawn, raised sleeper borders, a garage, and a carport.

Located in the highly desirable area of Harton Village, close to good schools and quaint shops, we urge you to arrange an early viewing to avoid missing out on this real gem.

**Offers in excess of £550,000**

# 20 Moore Avenue

## South Shields NE34 6AA



- SUPERB DETACHED RESIDENCE
- FOUR BEDROOMS
- CARPORT
- CLOSE TO LOCAL AMENITIES
- MUCH SOUGHT AFTER AREA
- TWO BATHROOMS
- LANDSCAPED LOW MAINTENANCE GARDENS
- TWO RECEPTION ROOMS
- GARAGE
- SHORT STROLL TO HARTON VILLAGE

### Entrance Hallway

As you step into the spacious hallway, you are greeted by the elegance of part-panelled walls that add a touch of classic sophistication. The rich oak flooring extends a warm and inviting ambiance throughout the space, perfectly complemented by the matching oak doors that exude timeless charm. A generous storage cupboard provides ample space to keep the hallway clutter-free, ensuring a neat and organised entrance. This beautifully designed hallway sets the tone for the rest of the home, combining style and practicality seamlessly.

### Lounge

The lounge is a light and airy sanctuary, where natural light floods the space through a large bay window that offers a picturesque view of the front garden. The feature fireplace serves as a stunning focal point, adding both warmth and character to the room. With ample room for furnishings, this expansive lounge invites relaxation and comfortable living.

### Dining Room

The stylish dining room exudes elegance and warmth, featuring beautiful oak flooring and matching oak doors that add a touch of timeless sophistication. An open feature fireplace enhances the room's charm. The dual-aspect windows allow natural light to flood the space from multiple angles, making the room feel bright and airy. With plenty of space to entertain, this dining room is ideal for hosting dinner parties and family celebrations, seamlessly blending style and functionality.

### Kitchen/Breakfasting Room

This beautifully designed space features sleek tiled flooring that enhances the room's contemporary feel. The kitchen is equipped with state-of-the-art wall and base units, providing ample storage

while maintaining a streamlined look. Integrated appliances include a fridge, freezer, dishwasher and a wine cooler, ensuring everything you need is within easy reach. With Cookmaster Stove and extractor over.

Under-bench lighting adds a soft glow, accentuating the clean lines of the cabinetry, while spotlights in the ceiling provide bright, focused illumination, creating an inviting atmosphere day or night.

A cosy sofa snug area overlooks the garden, offering a serene spot to relax with a morning coffee or to keep an eye on the children while preparing meals. This multifunctional room effortlessly combines practicality with comfort, making it the heart of the home.

### Shower Room

The modern shower room features stylish tiled walls and a sleek vanity wash hand basin. It includes a luxurious waterfall shower and a low-level WC. A heated chrome towel rail adds comfort and convenience. Spotlights provide ample lighting, and an extractor fan ensures the space remains fresh and airy.

### First Floor Landing

The spacious landing is a bright and welcoming area, highlighted by a beautiful stained glass feature window that adds a touch of charm and color. It also includes built-in storage, providing practical space to keep the area tidy and organised.

### Bedroom One

This double bedroom is a modern and stylish space, featuring built-in wardrobes that span the length of the room, offering ample storage. Its lovely design creates a comfortable and inviting atmosphere, perfect for relaxation.

### Bedroom Two

This double bedroom boasts modern wardrobes equipped with integrated lighting, providing both functionality and style. The well-lit wardrobes offer ample storage space, making it easy to organise your belongings.

### Bedroom Three

Currently being used as a dressing room this double bedroom has an array of fitted wardrobes, lovely dual aspect view including a fabulous outlook over St Peters. Ladder Radiator and lighting to wardrobes.

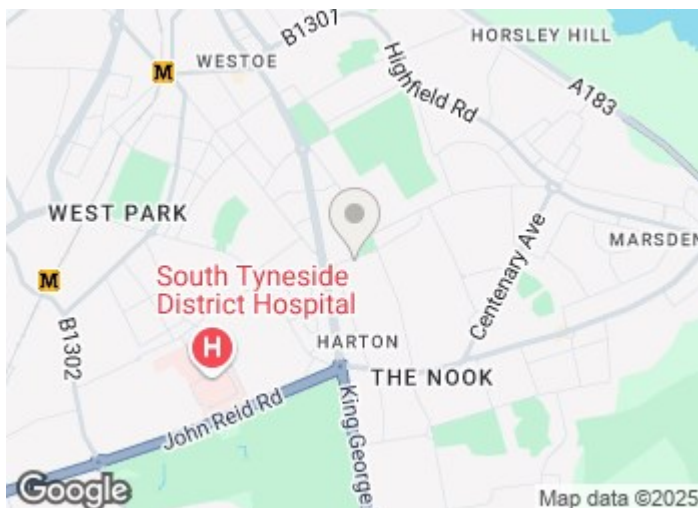
### Bedroom Four

This bedroom is graced with an arch window that frames a picturesque view of the tree-lined street below, adding a touch of natural beauty to the space. Sunlight filters gently through the window, casting a warm glow over the room and creating a serene ambiance. . T

### Bathroom

Step into the modern four-piece bathroom suite, where luxury meets contemporary design. At the center of the room stands a freestanding bath, inviting you to unwind and relax in style. Adjacent to it, a sleek vanity wash hand basin offers both functionality and elegance, while a low-level WC completes the ensemble.

The highlight of the bathroom is the double enclosure shower, featuring a stunning waterfall shower head for a rejuvenating experience. The entire space is fully tiled, exuding a sense of refinement and easy maintenance. Recessed spotlights illuminate the room evenly, while mood lighting adds a touch of ambiance.



## Directions





Floor Plan



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