



## Callum Drive South Shields NE34 6TZ

This wonderful detached family home is situated in a highly sought-after residential area. Boasting two reception rooms, a spacious kitchen/diner, and four bedrooms, including three bathrooms, this property offers ample space for modern living. NO UPPER CHAIN

The home is beautifully presented throughout, with a super sun room that enhances the living area and dressed throughout with white wood effect blinds. The detached garage provides convenient storage, and the lovely enclosed garden features a patio area, with direct access to the garage.

Ideally located close to local amenities, just a few minutes' walk to the stunning coastline, and offering excellent transport links to Sunderland and Newcastle. From the second floor this property boasts wonderful views of Tynemouth Priory and the coast.

**£360,000**



# 24 Callum Drive

## South Shields NE34 6TZ



- DETACHED RESIDENCE WITH NO UPPER CHAIN
- SUN ROOM
- FREEHOLD
- FOUR BEDROOMS
- DETACHED GARAGE
- EPC GRADE D
- THREE BATHROOMS
- MUCH SOUGHT AFTER LOCATION
- COUNCIL TAX BAND E

### Entrance hallway

The composite front door opens into a bright and spacious hallway, tastefully decorated in neutral tones. The oak-effect flooring adds warmth and elegance, seamlessly complementing the inviting atmosphere.

### Cloaks

The ground floor cloakroom features a WC and wash hand basin, elegantly designed with neutral décor. The oak-effect laminate flooring enhances the space, adding a touch of warmth and sophistication.

### Lounge

The light and airy lounge boasts a stunning bay window, elegantly dressed with white wood effect blinds, allowing natural light to flood the space. The focal point is a charming stone-effect fireplace with a marble hearth and an inset gas fire.

### Kitchen/Diner

The fabulous kitchen diner showcases modern shaker-style wall and base units, beautifully complemented by contrasting work surfaces and stylish metro brick splashback tiling. Equipped with a sleek induction hob and a matt black extractor, the space also features an integrated electric oven, a combination microwave, a dishwasher, and an enclosed integrated refuse bin. The matt black sink with a mixer tap adds a contemporary touch, while the generous space accommodates an American fridge freezer. A convenient breakfast bar provides additional seating, seamlessly flowing into the dining area. A vertical modern radiator enhances the aesthetic, alongside integrated larder cupboards for ample storage. The space effortlessly transitions into the inviting sunroom, creating a bright and sociable atmosphere.

### Utility Room

The utility area is thoughtfully designed with plumbing for a washing machine and dedicated space for a tumble dryer. It is also kitted out with additional storage units, ensuring a practical and organized space for household essentials.

### Sun Room

The neutrally decorated sun room offers a bright and versatile space that also serves as a fantastic dining area. Fitted with blinds on all windows for privacy and light control, this inviting room seamlessly connects to the garden, creating a perfect indoor-outdoor flow.

### First Floor Landing

#### Bedroom

The light and airy double bedroom offers a comfortable and stylish retreat, complete with a modern en-suite shower room. Thoughtfully designed fitted wardrobes and drawers maximise storage space, ensuring a sleek and clutter-free environment.

#### En Suite

The modern en-suite features a sleek corner shower cubicle with a mains-powered shower, a stylish vanity wash hand basin, and WC. A chrome heated towel rail.

#### Bedroom

The wonderful second bedroom is elegantly decorated in a stylish palette of white and grey tones, creating a serene and contemporary atmosphere.

#### Bedroom

Third bedroom which is elegantly decorated in a stylish palette of white and grey tones, creating a serene and contemporary atmosphere.

### Family Bathroom

The family-sized bathroom features a crisp white three-piece suite, perfectly complemented by sleek black tile-effect flooring. Modern décor enhances the space, creating a stylish and inviting atmosphere.

### Second Floor

#### Bedroom

This generous double bedroom is bathed in natural light, featuring two skylight windows that add to the airy and spacious feel. It also includes a convenient en-suite shower room.

#### En Suite

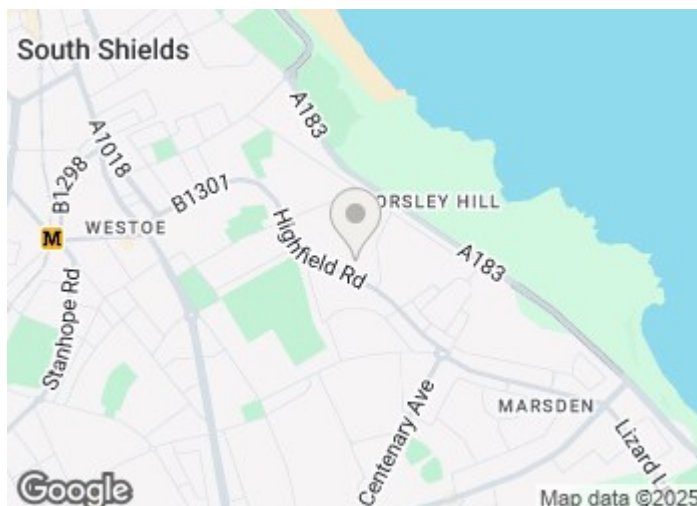
The en-suite shower room is compact yet functional, featuring a sleek shower cubicle, a wash hand basin, and a WC, all designed to maximise space and comfort.

#### Garage

The detached garage features an up-and-over door for easy access and is equipped with an electrical supply, making it a practical space for both storage and potential workshop use. Its generous size offers ample room for a vehicle, tools, or additional storage.

#### External

The property is pleasantly situated with a well-maintained lawn to the front, complemented by neat borders, and gated access leading to the rear garden. The rear garden is fully enclosed, featuring a lush lawn and a paved patio area, perfect for outdoor relaxation. For added convenience, there is a single door access into the detached garage from the garden.



## Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

