

## Sorrel Gardens

### South Shields NE34 8TR

Welcome to this charming semi-detached home in Sorrel Gardens, South Shields. generous lounge with modern decor and a neutrally decorated dining room with oak flooring and double-glazed doors opening to a bright conservatory with underfloor heating, this property effortlessly blends comfort and style.

The modern white high-gloss kitchen is fitted with marble-effect work surfaces and integrated appliances, while the spacious bedrooms offer practical storage solutions and warm oak-effect flooring.

Outside, you'll find a block-paved driveway, low-maintenance front garden, and a lovely rear garden with patio, decking, and raised flower beds—perfect for relaxing or entertaining. Conveniently located near local amenities, schools, and transport links, this home is ideal for families and professionals alike.

**Offers over £240,000**

# 53 Sorrel Gardens

## South Shields NE34 8TR



- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- FREEHOLD
- ONE NOT TO MISS
- CONSERVATORY
- THREE BEDROOMS
- COUNCIL TAX BAND C
- GARAGE AND DRIVEWAY
- MUCH SOUGHT AFTER LOCATION
- EPC GRADE C

### Porch

Neutrally decorated with stylish herringbone wood-effect flooring. Features a durable composite front door and double glazed internal doors providing access to the lounge.

### Lounge

Neutrally decorated and featuring a charming bay window. Includes a feature fireplace with a decorative recessed area and a wood mantel. Double glazed doors open into the dining room, with stairs leading to the first floor landing.

### Dining Room

Neutrally decorated with oak flooring and double-glazed doors opening into the conservatory.

### Kitchen

Stylish and contemporary white high-gloss fitted kitchen, complemented by elegant marble-effect work surfaces and a classic metro brick-tiled splashback. Fully equipped with an integrated gas hob, electric oven, stainless steel extractor hood, and integrated fridge/freezer. Additional features include plumbing for a washing machine and warm oak flooring that adds character and continuity to the space.

### Conservatory

Contemporary conservatory featuring a glass roof that floods the space with natural light,

complemented by sleek grey tiled flooring and underfloor heating for year-round comfort. Double patio doors provide seamless access to the rear garden, creating an ideal indoor-outdoor living space.

### First Floor

Access to a partially boarded loft.

### Bedroom

Generously sized double bedroom with stylish dark wood-effect flooring. Offers excellent storage solutions including fitted wardrobes, over-bed storage units, and an additional built-in storage cupboard.

### Bedroom

Well-proportioned double bedroom featuring oak-effect laminate flooring, offering a warm and modern finish to the space.

### Bedroom

Neutrally decorated double bedroom with a stylish feature wall, oak-effect laminate flooring, and a built-in storage cupboard—offering both comfort and practicality.

### Bathroom

Neutrally decorated and fully tiled to both walls and floor, this stylish bathroom features a modern P-shaped bath with mixer taps and a mains-powered shower over. Additional highlights include a

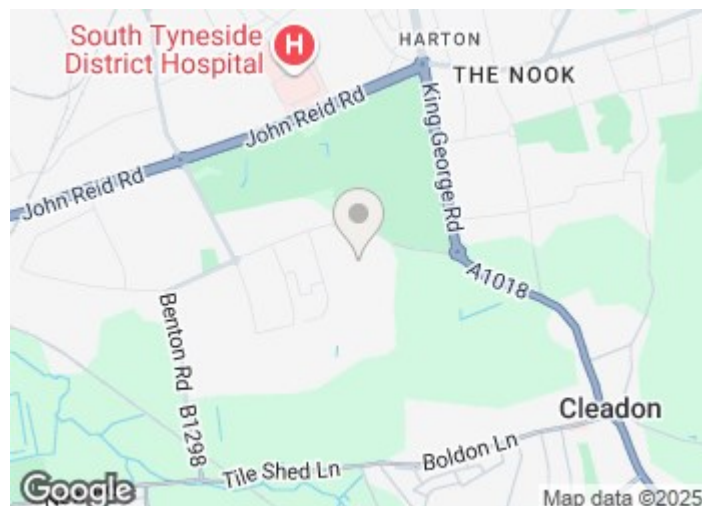
floating-style vanity with an oval-shaped sink and mixer tap, a WC, and a sleek heated chrome towel rail.

### Garage

Single garage equipped with power and lighting, ideal for storage, workshop use, or secure parking.

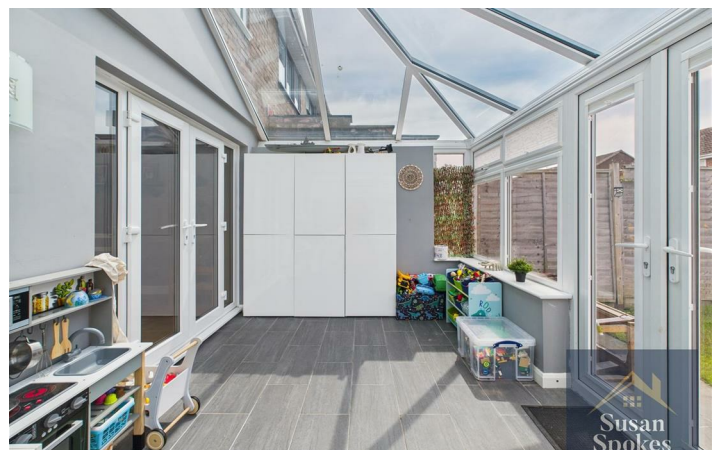
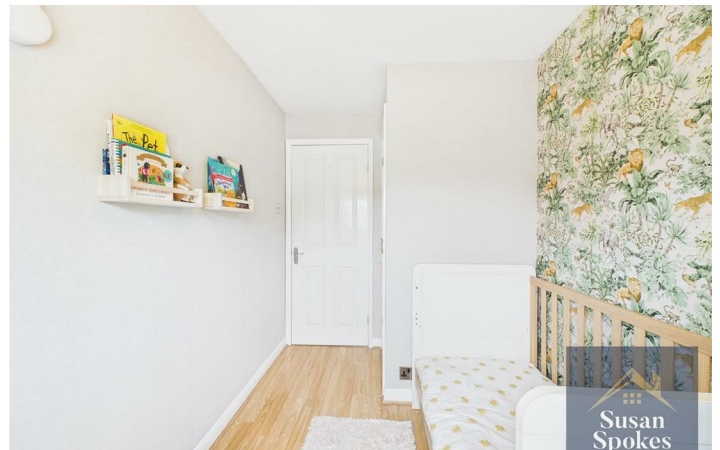
### External

To the front, a block-paved driveway provides off-road parking alongside a low-maintenance garden with pebbled borders and mature shrubs. The rear garden features a charming patio area, raised decking for outdoor entertaining, a well-maintained lawn, and raised flower beds offering seasonal colour and interest.



## Directions





Floor Plan



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