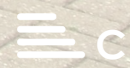




98 The Wynd  
, North Shields, NE30 2TE  
**£599,950**



**Trading Places**





## 98 The Wynd

, North Shields, NE30 2TE

Trading Places are honoured to bring to the market this 4 bedroom executive dwelling situated in the exclusive development The Wynd, North Shields. The impressive, detached family home is unique to the development; the only house style of its kind within the development positioned in a sought after corner plot offering fantastic outside space and fantastic views over looking Tynemouth Golf Club.

Spanning across two floors, the downstairs briefly comprises of; hallway with stairs to the first floor and doors to all principle rooms such as the lounge which leads to a conservatory overlooking the rear gardens, a spacious dining/family room, front aspect snug and a breakfasting kitchen. Completing the ground floor is a downstairs WC and the attached double garage. To the first floor you find three double bedrooms (master with en-suite shower room), a single bedroom, and the family bathroom. This enviable corner plot is vast and has been well cared for and beautifully maintained by the current owners with mature shrubs and borders, laid lawn and fenced boundaries. To the front you have a large driveway providing parking for several cars. It really is a hidden gem!

This impressive home is close to major road and rail links providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short drive to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. The vibrant Fish Quay situated in North Shields is within close proximity,

The property will appeal to a variety of buyers, early inspection is highly recommended to fully appreciate this elegant, rare to the market property. Please call Trading Places on 0191-2511189 to arrange an appointment. Council Tax F. EPC Rating C.

### Hallway

Entrance through front door with glazed inserts into spacious hallway with wood flooring. Doors to lounge, dining/family room, kitchen, snug and downstairs WC. Single radiator, ceiling coving and stairs to first floor.

### Downstairs WC

This welcomed addition to the ground floor incorporates a two piece suite comprising low level WC and mini wash basin. UPVC double glazed window with obscure glass and radiator.

### Lounge

14'11" x 16'0" (4.55m x 4.88m)

This bright and spacious lounge is warm and welcoming with wood floors and double glazed UPVC window over looking the garden to the side. Coal effect gas fire with marble insert, hearth and wood surround. Double radiator, ceiling coving and double internal doors leading to dining room/ family room. Further timber frame glazed doors lead to the conservatory.

### Conservatory

This additional room was added by the current owners and creates a warm bright space to relax and enjoy the stunning garden views.









### Dining/Family Room (Extended) 27'7" x 11'1" (8.41m x 3.38m )

This extended room is a fantastic entertaining space easily accommodating a six seater dining table. Family area incorporates UPVC double glazed windows to rear and side and UPVC double glazed doors leading to the garden. Double radiator, ceiling coving and wood floors.

### Breakfasting Kitchen

#### 19'7" x 11'10" (to the longest point) (5.97m x 3.63m (to the longest point))

This modern kitchen is rear facing with wall, base and draw units with matching worktops and upstands. Incorporating a stainless sink, eye level integrated double oven, induction hob, integrated dishwasher and ceiling spotlights. Matching breakfast bar makes this a relaxing and functional kitchen. Two UPVC double glazed windows giving outlook to the rear gardens and internal door leading to double garage.

### Snug

#### 12'11" x 8'11" (3.94m x 2.72m)

To the front of the property this versatile room is bright and airy with a beautiful walk in UPVC double glazed bay window. Wood floors, ceiling coving and double radiator.

### First Floor Landing

The spacious, airy landing provides access to all four bedrooms and the family bathroom. Incorporating a double glazed arch window, offering an abundance of natural light. Wood floors, ceiling coving and single radiator.

### Bedroom One

#### 14'0" x 12'2" (4.27m x 3.72m)

Front facing light and spacious double bedroom with walk in UPVC double glazed bay window, fitted wardrobes to one wall with matching dressing table. Single radiator, ceiling coving and door to ensuite.

### En-Suite

This modern en-suite is a fantastic addition to bedroom one. Incorporating a large shower enclosure with rainfall shower and separate telephone attachment. Vanity wash basin providing storage below and low level WC. UPVC double glazed window with obscure glass and large chrome towel warmer. Tiled walls and flooring.

### Bedroom Two

#### 12'0" x 8'0" (3.66m x 2.44m)

To the rear of the property is bedroom two. Fitted wardrobes to one wall and single radiator.

### Bedroom Three (Extended)

#### 27'2" x 10'6" (8.28m x 3.20m )

Extended by the current owners this spacious and airy bedroom benefits from two UPVC double glazed windows to the rear and side of property offering fantastic views of Tynemouth Golf Club. Fitted wardrobes to one wall and double radiator.







### Bedroom Four 10'0" x 6'0" (3.05m x 1.83m)

Bedroom four is currently used as a study and showcases beautiful views over the golf course. UPVC double glazed window providing side aspect views. Single radiator.

### Views From Bedroom Four

### Family Bathroom

Newly fitted family bathroom with pea shaped bath and shower mains. Vanity wash basin with storage below and low level WC. UPVC double glazed window with obscure glass, large chrome towel warmer, tiled walls and flooring. Large built in airing cupboard providing additional storage.

### Double Garage 14'0" x 14'11" (4.27m x 4.55m)

This double garage has an up and over garage door and internal door leading to rear garden. Space and plumbing for washing machine. Wall mounted boiler.

### Front Gardens

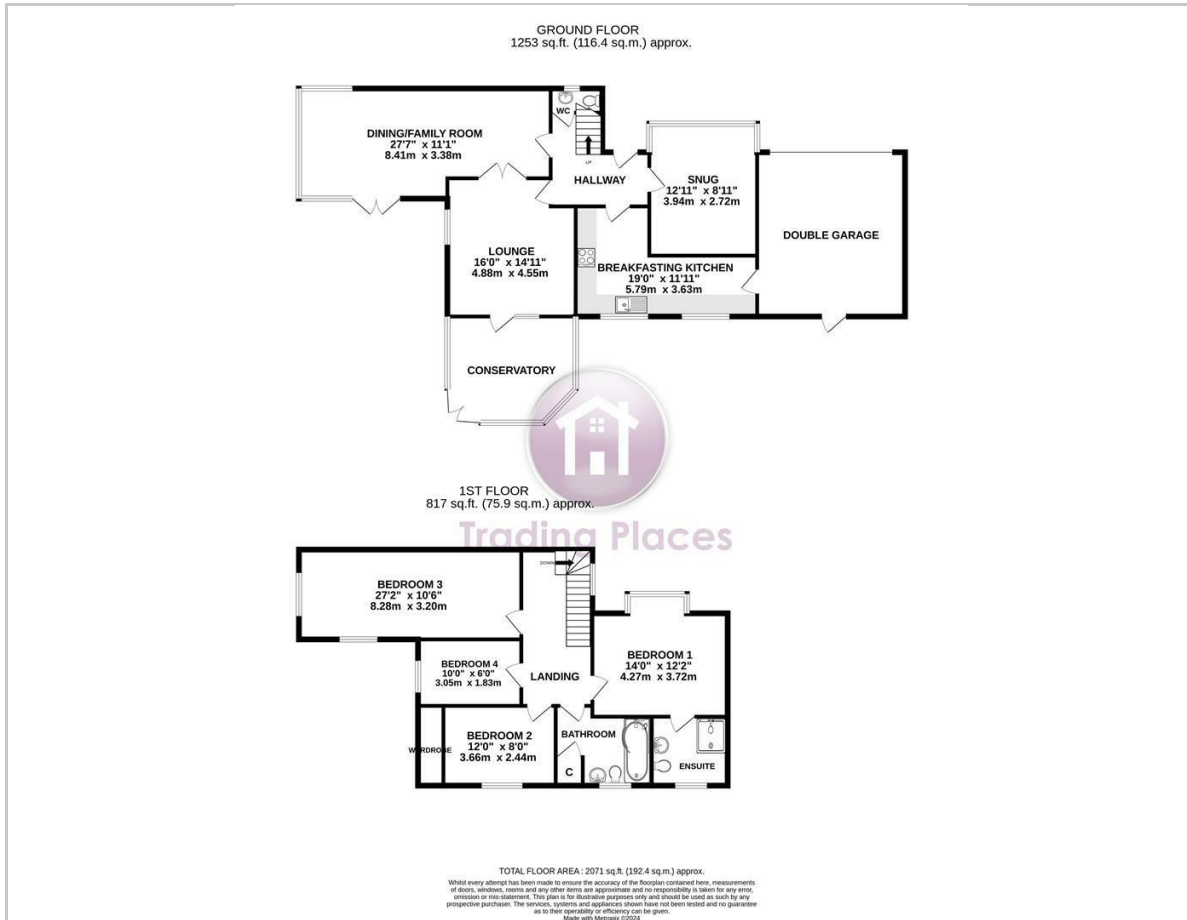
Attractive block paved driveway parking for several cars and gated access to rear gardens. There is also a shared lawn area.

### Rear and Side Gardens

This generous mature garden is beautifully cared for by the current owners. Rarely does a plot of this size comes to the market, Mainly laid to lawn with mature trees, shrubs and borders. Large patio area to the corner of garden offers fantastic outdoor entertainment space. Separate sitting area to the rear of Conservatory and to the side of double storey extension. Additional storage area to side of house, water tap and gated access to the rear. This really is a unique rear garden space.



## Floor Plan

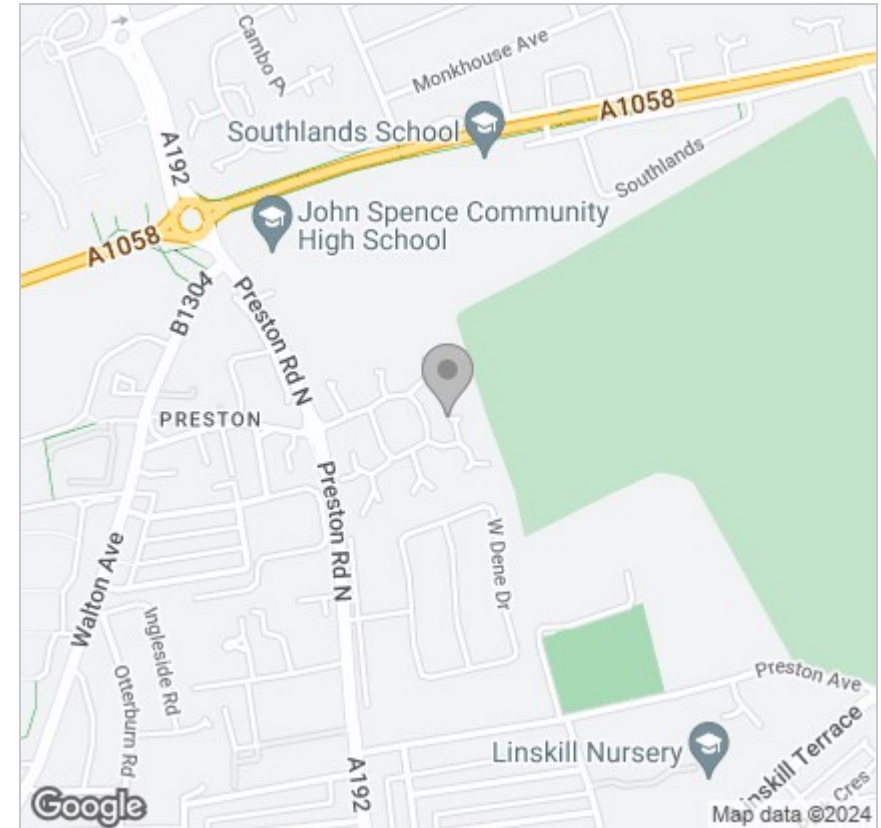


## Viewing

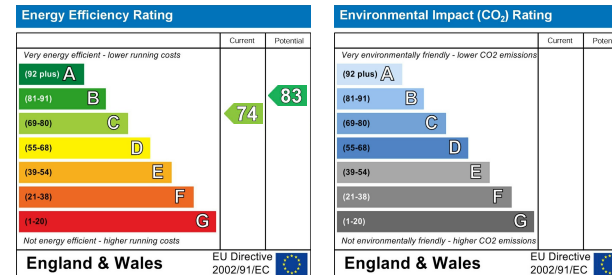
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## Area Map



## Energy Efficiency Graph



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