



44 Torver Way  
, North Shields, NE30 3UP  
**£499,950**



**Trading Places**

Coastal and Country Property Specialists



# 44 Torver Way

, North Shields, NE30 3UP

Trading Places are delighted to welcome to the market this beautifully extended and well maintained, four bedroom family home, complete with a fully self contained one bedroom annex. Located on the ever popular Marden Estate in Cullercoats, this property offers generous living space, ideal for families or those seeking multi-generational living or guest accommodation.

The main house is thoughtfully laid out over two floors, offering spacious and versatile accommodation. The ground floor features a welcoming entrance hallway, a large living room with log burner and an extensive kitchen diner with built in appliances. There is also a useful utility room and a gym. Upstairs, there are four bedrooms, with the master benefiting from a luxurious en-suite bathroom, in addition to a family shower room. The property benefits from gas central heating and double glazing throughout.

Externally the property is situated on a fantastic sized corner plot with driveway parking to the front for several cars. To the rear is a substantial sized landscaped garden, two outdoor sheds and a sunroom.

A standout feature is the detached annex, which is accessed via a private gated entrance and comes with its own front driveway. Internally, it comprises a living/dining room, separate bedroom, and modern shower room - perfect for extended family, visitors, or independent living. The Annexe also has an additional storage area.

Located within easy reach of local amenities, shops, and highly regarded schools, the home also offers excellent transport links for commuting into Newcastle and to nearby coastal towns. The beaches and vibrant communities of Cullercoats, Tynemouth, and Whitley Bay are just a short distance away.

Viewing is highly recommended to appreciate this fantastic opportunity. Please contact our office on 0191 251 1189 to arrange an appointment.

EPC Rating D. The annex has a separate Council Tax band (A), while the main house is banded D.

## Entrance Hallway

This fantastic entrance hallway is bright and welcoming. Composite front door with glazed side panels allow for natural light. Double radiator with decorative cover, decorative tiled flooring, recessed ceiling lights and oak engineered doors leading to living room and kitchen diner.

Bespoke glass staircase leading to first floor.

## Living Room

21'1 x 15'0 (6.43m x 4.57m)

This spacious living room is front and rear facing. Tastefully presented with oak engineered flooring, wood burner with tiled slate hearth and rustic oak beam makes this a cosy inviting space. UPVC double glazed walk in bay window to the front and UPVC double glazed window to rear make it bright and airy. Vertical modern radiator and modern oak engineered door.





## L-Shaped Kitchen Diner

22'2" x 20'8" (to the longest point) (6.76m x 6.32m (to the longest point))

This fantastic kitchen diner is a great entertainment space for family living. Featuring wall base and draw units with matching 'Quartz' worktops and upstands together with a range of integrated appliance including fridge freezer, dishwasher and wine cooler. Freestanding Range oven with tiled recess, integrated extractor hood and rustic oak beam. Generous sized island with storage below, and space for breakfasting stools. Double Belfast sink and vast amount of cupboard storage space make this a functional family kitchen. Separate dining area with built in corner panel sitting area and ample space for a 6 seater dining table. Two double glazed windows providing outlook to the front and rear. French doors leading to rear garden and recessed ceiling lights make this a bright and airy space. Modern vertical radiator, tiled flooring and large pantry.

## Utility

This great addition to the ground floor is practical and spacious. Benefiting from base units, with matching worktops and space and plumbing for washing machine and tumble dryer. UPVC double glazed window providing outlook to front driveway, door leading to gym and to rear garden.

## Gym

This versatile space is currently used as a gym. UPVC double glazed window to the rear.

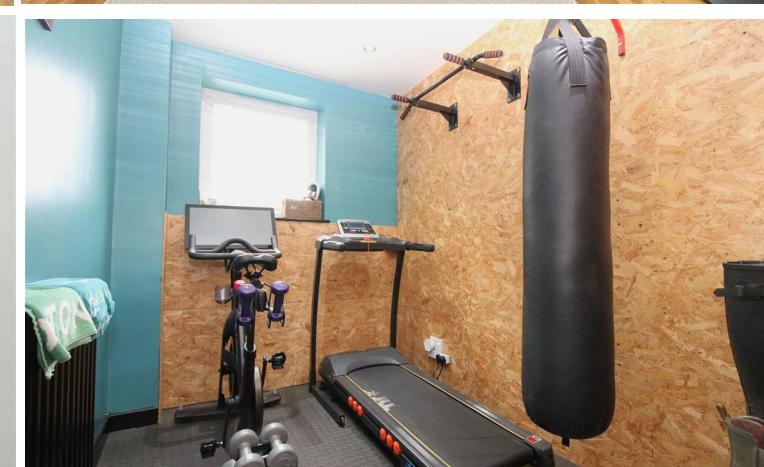
## Landing

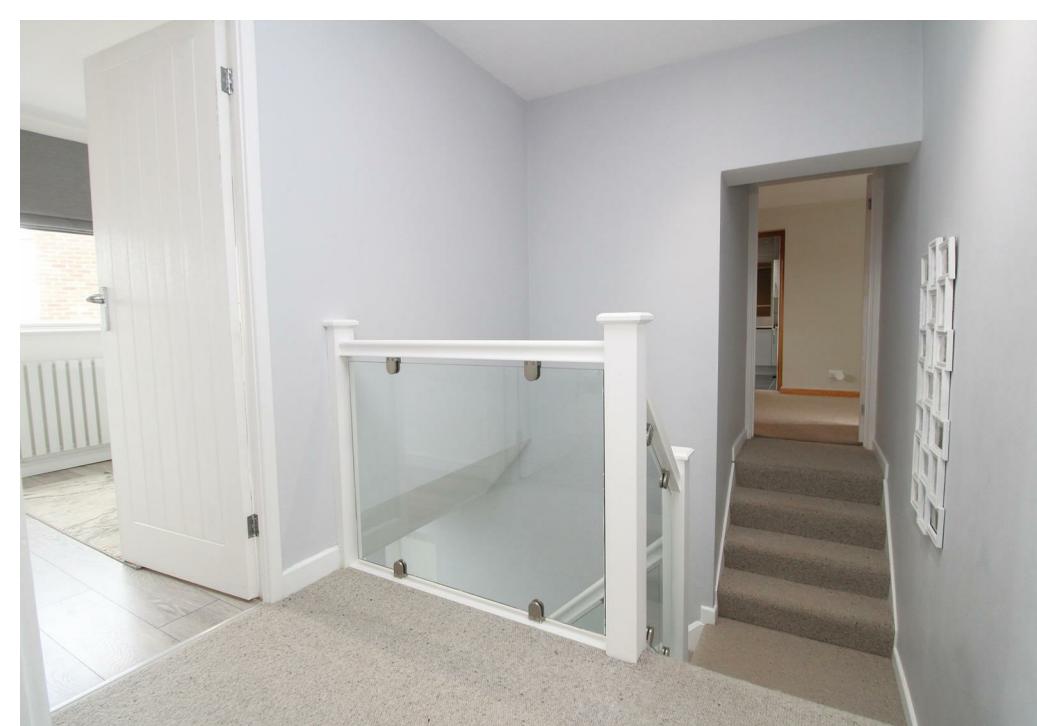
This bright and spacious landing leads to all bedrooms and family shower room. Bespoke glass staircase offering modern living. Loft hatch with ladder, light and boarded to provide additional storage.

## Master Bedroom

19'9 x 10'10 (6.02m x 3.30m)

This generous sized master bedroom is front and rear facing. Benefiting from ample storage space with modern fitted wardrobes and a dressing area. Two large double radiators and two large UPVC double glazed window to front and rear make this a bright and airy space. Loft hatch with ladder, light and boarded to provide additional storage.







#### En-Suite

17'0 x 7'1 (5.18m x 2.16m)

This fantastic sized en-suite offers luxury living to buyers. Large walk in shower enclosure with rainfall shower, low level WC and vanity wash basin with vast storage and mirror. The en-suite also benefits from a whirlpool bath, with separate telephone attachment, a dressing area with ample storage and complementary mirror. Two double glazed windows with obscure glass make this space bright. Tiled flooring, double radiator and recessed spotlights.

#### Bedroom Two

12'0 x 10'8 (3.66m x 3.25m)

Front facing double bedroom with UPVC double glazed window and large single radiator.

#### Bedroom Three

10'10 x 9'2 (3.30m x 2.79m)

To the rear of the property is bedroom three with UPVC double glazed window and modern panel radiator.

#### Bedroom Four

9'0 x 8'7 (2.74m x 2.62m)

Currently used as a study is bedroom four. Modern panel radiator, laminate flooring and UPVC double glazed window giving outlook to the front of property.

#### Family Shower Room

This newly fitted family shower room has a large shower enclosure with glass door, luxury brushed brass rainfall shower head and separate telephone attachment. Tiled brick effect walls with recessed shelving. Low level WC and vanity wash basin with storage below and brushed brass fittings. Tiled flooring, UPVC double glazed window with obscure glass and brushed brass traditional heated towel rail radiator complement this newly fitted shower room.

#### Front Gardens

Block paved driveway providing parking for several cars. Private impressive gates providing access to rear of property, complemented by a side access gate.

#### Rear Garden

This substantial plot offers generous gardens and additional parking. Laid lawns, mature shrubs, plants, trees, impressive water feature paved patio area. Two outdoor sheds provide excellent storage and sun room provide relaxing outdoor living. Fenced boundaries, two outside water taps and gated access to Foxhunters playing fields.

#### Annexe

The Annexe is located to the rear of the house and offers versatile family accommodation. Featuring living room/kitchen, bedroom and bathroom. It also has additional access to an additional large storage space incorporating a functional shower and housing a separate boiler.

#### Annexe Living Room/Kitchen

21'2 x 11'10 (6.45m x 3.61m)

This cosy space is currently set up as a separate living room and functional kitchen. Wall base and draw units with contrasting worktops and tiled splashbacks. Built in electric oven with gas hob and extractor hood. Space for fridge freezer. Large vertical modern radiator and three double glazed UPVC windows allow for natural light.

#### Annexe Bedroom

13'0 x 7'7 (3.96m x 2.31m)

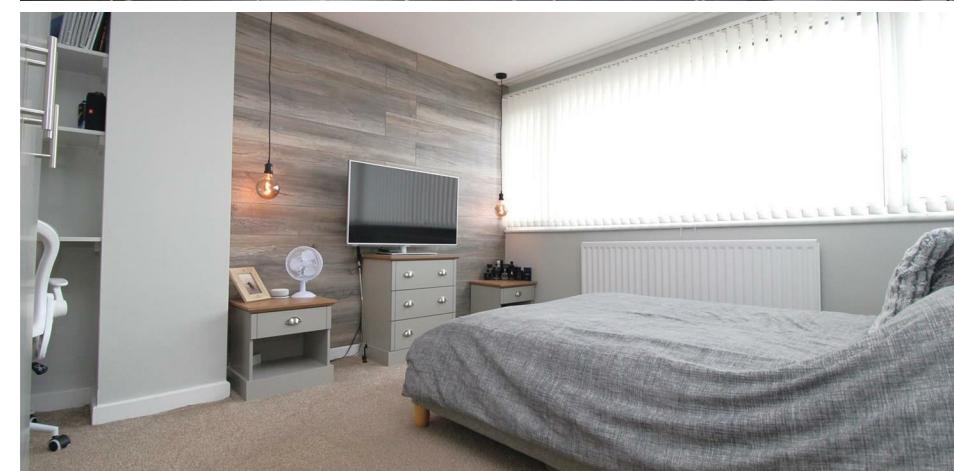
This double bedroom has a UPVC double glazed window and single radiator and is situated at the rear of the Annexe.

#### Annexe Shower Room

This modern shower room has a large shower with shower mains, low level WC and vanity wash basin with storage below. Single radiator and UPVC double glazed window with obscure glass. Tiled flooring.

#### Agent Comments

Please note that the annex has a separate Council Tax band (A), while the main house is banded D.

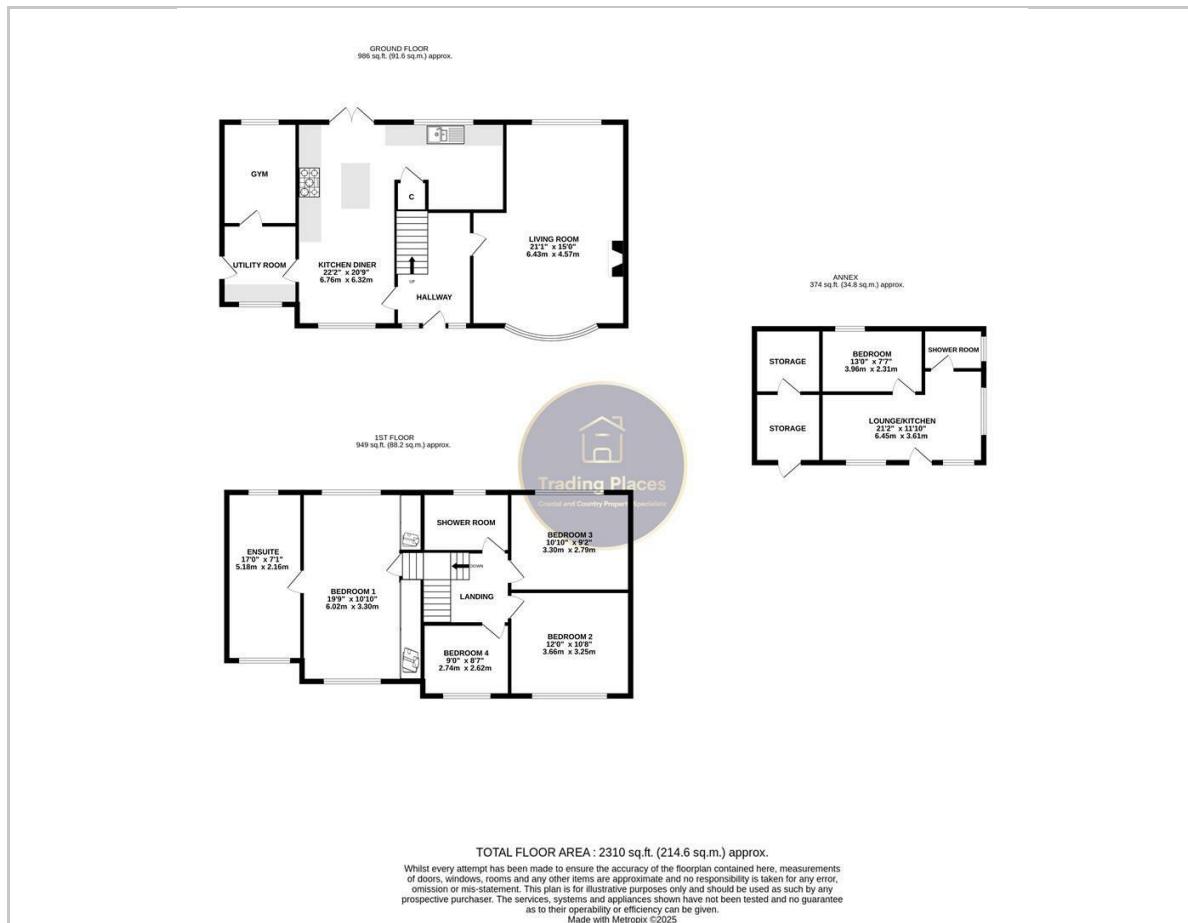








## Floor Plan



## Viewing

Please contact our Trading Places Office on 0191 251 1189

if you wish to arrange a viewing appointment for this property or require further information.

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.

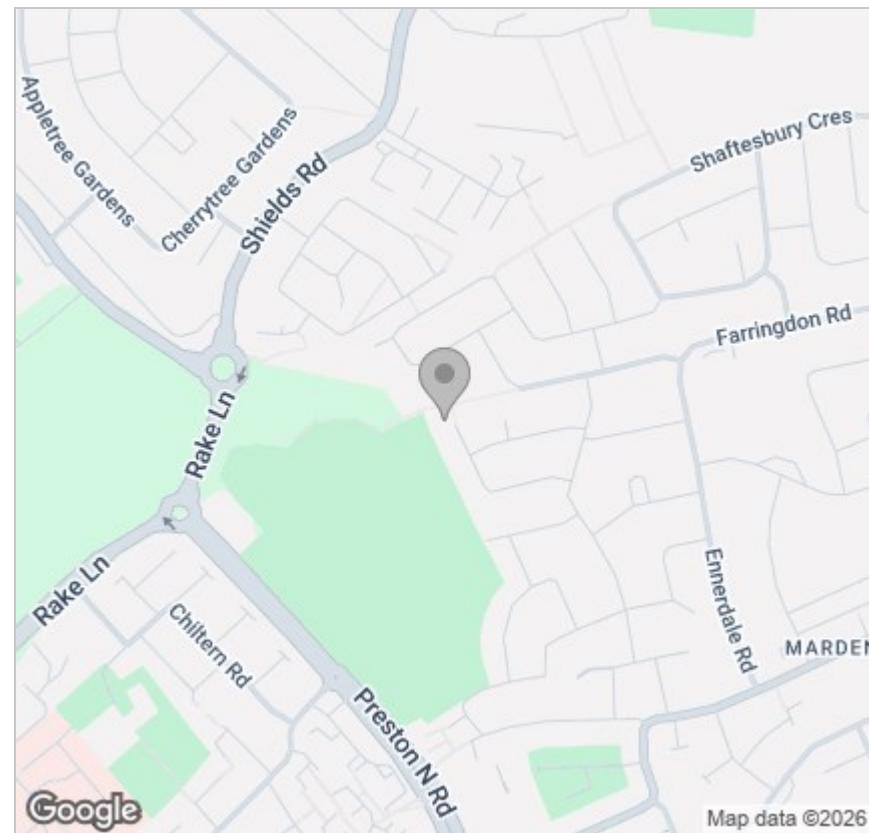
2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY

**Tel:** 0191 251 1189

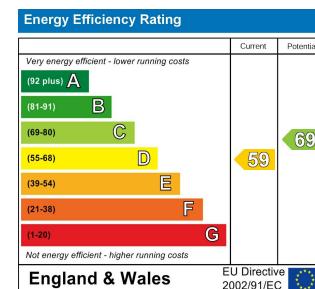
**Email:** [info@tp-property.co.uk](mailto:info@tp-property.co.uk)

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## Area Map



## Energy Efficiency Graph



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