

FOR
SALE

46 MARINA DRIVE, WEST MONKSEATON NE25 9PD
£495,000



4 BEDROOM HOUSE - LINK DETACHED

- FOUR BEDROOM LINK DETACHED PROPERTY WITH STUDY
- RARE TO THE MARKET
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN DINER
- CONTEMPORARY BATHROOM, ENSUITE & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- STUNNING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
25'7" x 12'6"

RECEPTION ROOM
11'1" x 15'8"

KITCHEN DINER
25'2" x 9'11"

DOWNSTAIRS WC

LANDING

BEDROOM
11'11" x 18'10"

EN SUITE
5'8" x 10'2"

BEDROOM
12'4" x 12'7"

BEDROOM
12'5" x 12'7"

BEDROOM
12'6" x 9'2"

STUDY
7'0" x 6'0"

BATHROOM WC
7'9" x 10'1"

FRONT GARDEN

REAR GARDEN

GARAGE
7'5" x 17'5"

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Embleys are delighted to be instructed in the sale of this beautiful, well converted and rare to the market, link detached property which is perfectly located within a highly sought after residential location. It boasts a wealth of modern features and is ideal for contemporary family living.

With over 1920 square foot of accommodation set over two floors this delightful home consists of an entrance hallway leading to two spacious reception rooms, kitchen diner, a beautiful downstairs WC with vanity washbasin and integrated WC and stairs up to the first floor. The lovely kitchen diner consists of a range of high gloss units with quartz worktops, a double oven, induction hob and extractor hood and integrated dishwasher.

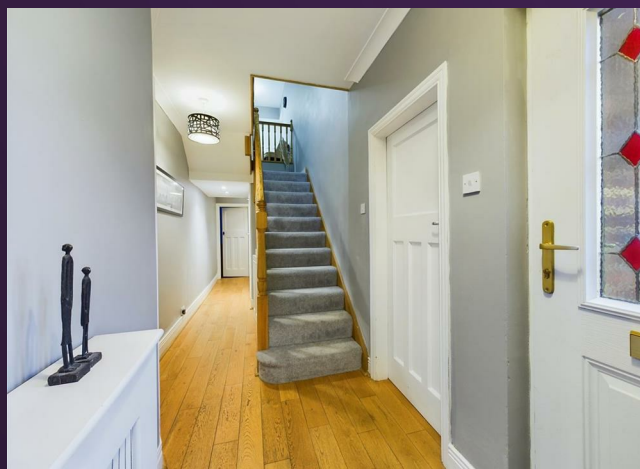
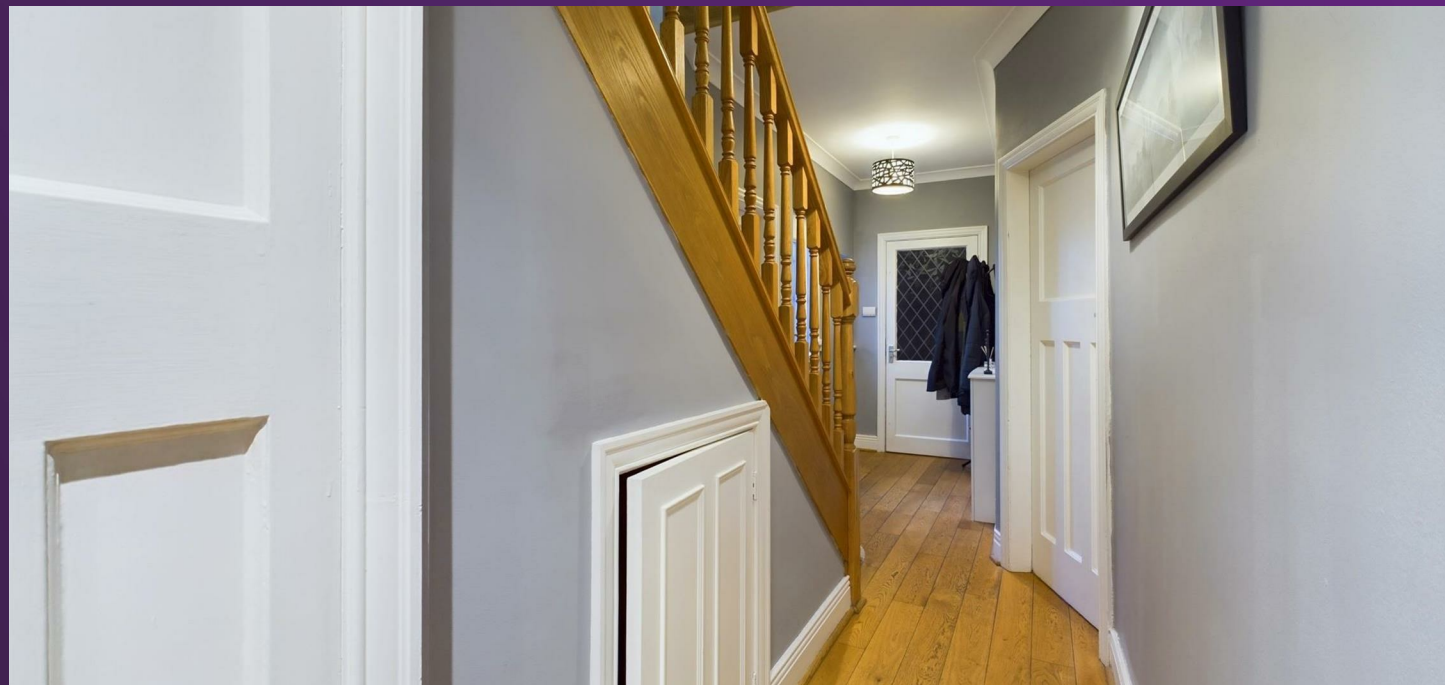
From the spacious first floor landing there are four bedrooms, one with a beautiful ensuite shower room and a further room currently used as a study. There is also a modern family bathroom benefitting from an integrated bath, walk in shower, pedestal washbasin and low level WC and bidet. Externally there is an attached garage, front garden with driveway parking and a substantial stunning rear garden.

The fabulous location, amazing condition and generous size of this property makes for an exciting and rare opportunity which can only be truly appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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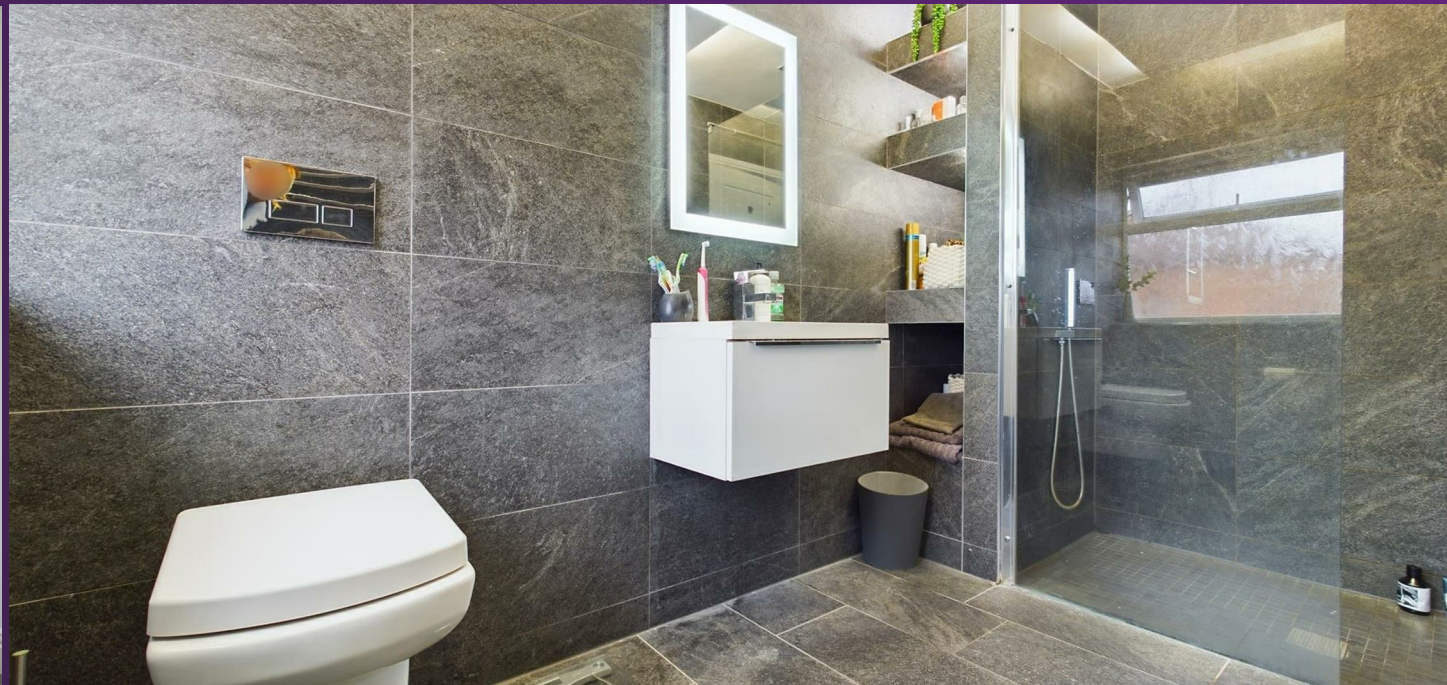
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Floor 0



Floor 1

Approximate total area^m
1940.81 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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