

**F**OR  
SALE

1 ARCOT DRIVE, WEST MONKSEATON NE25 9ED  
£599,950



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- RECEPTION ROOM & STUDY
- CONTEMPORARY KITCHEN & UTILITY ROOM
- BATHROOM WC, ENSUITE & DOWNSTAIRS SHOWER ROOM
- DETACHED DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM  
15'7 x 12'1

STUDY  
12'3 x 11'5

KITCHEN DINER & FAMILY ROOM  
20'3 x 19'2

UTILITY ROOM  
17'11 x 8'11

DOWNSTAIRS SHOWER ROOM

LANDING

BEDROOM ONE  
12'3 x 10'3

ENSUITE  
11'7 x 8'1

BEDROOM TWO  
11'8 x 10'7

BEDROOM THREE  
11'1 x 10'7

BEDROOM FOUR  
8'7 x 7'10

BATHROOM WC  
7'9 x 5'4

GARAGE  
17'9 x 17'3

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning and immaculately presented, detached house built in the 1960s and perfectly located in a cul de sac within a sought after residential area. It boasts a wealth of contemporary features, has no upper chain and is ideal for a family.

With over 1700 square feet of accommodation set over two floors, this beautiful property consists of an entrance hallway with stairs up to the first floor and doors to the light and airy reception room, study and kitchen. The fabulous contemporary kitchen diner and family room has space for a six seater dining table as well as a lounge area and island. Benefitting from an impressive range of units with under cabinet and plinth lighting, granite worktops, and integrated appliances including triple oven, microwave, warming drawer, fridge, dishwasher and bin storage. The island incorporates further units, the induction hob with built in extractor and a breakfast bar. The utility room has further units and contrasting worktops and there is a downstairs shower room with walk in shower, wall mounted wash basin and low level WC. To the first floor there are four bedrooms, three with fitted wardrobes and one with built in cupboard, an ensuite with a larger style walk in rainfall shower, twin countertop wash basins and integrated WC and a family bathroom benefitting from a panelled bath with shower over, vanity washbasin and integrated WC. Externally there is a detached double garage, a substantial front garden with ample driveway parking and a stunning and secluded, south facing rear garden with lawn, mature shrubs, patio and access to the garage.

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

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast.

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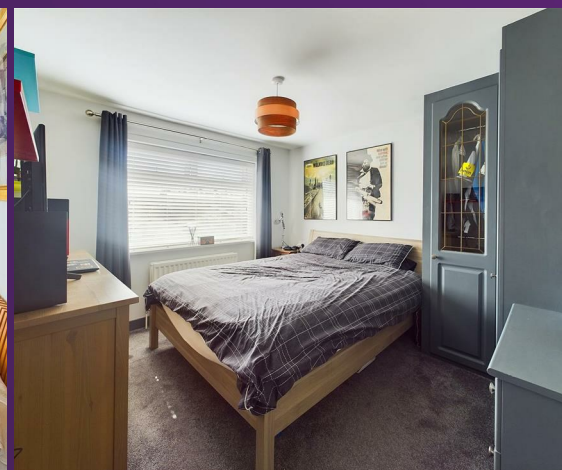
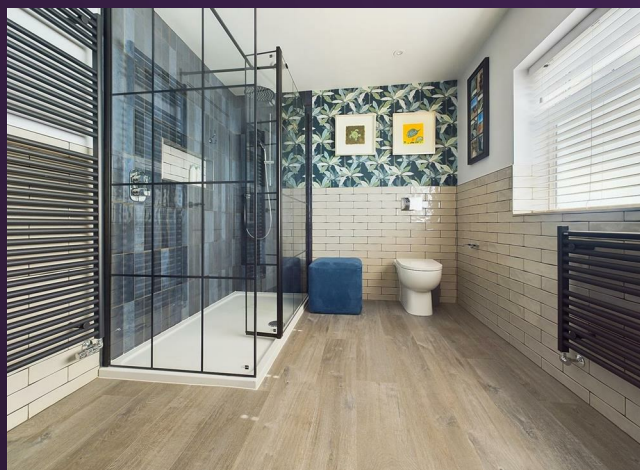
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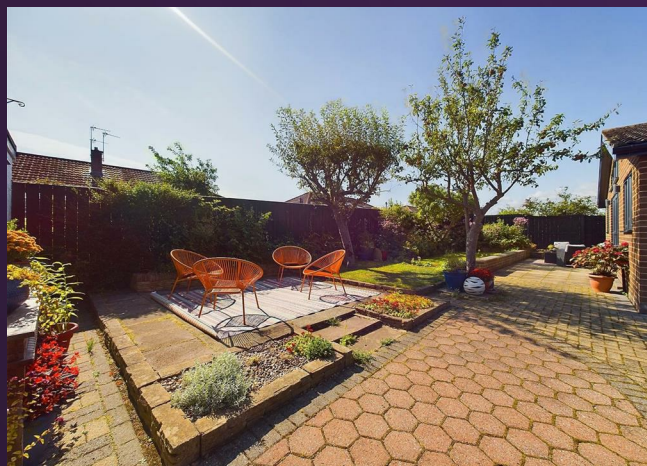
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#### SMOKE ALARMS

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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