

FOR
SALE

20 PRESTON WOOD, NORTH SHIELDS NE30 3LT
£589,950



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- SUBSTANTIAL CORNER PLOT
- LOUNGE & GARDEN ROOM
- FABULOUS OPEN PLAN DINING KITCHEN & UTILITY ROOM
- BAR & LOUNGE
- MODERN FAMILY BATHROOM WC & ENSUITE
- PART GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

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PORCH

LOUNGE
19'3 x 11'2

DINING KITCHEN
15'9 x 6'1 & 19'6 x 11'10

GARDEN ROOM
10'7 x 9'9

UTILITY ROOM
9'6 x 4'6

DOWNSTAIRS WC

BAR & LOUNGE
12'8 x 11'3

LANDING

BEDROOM
10'8 x 9'7

ENSUITE
7'8 x 3'7

BEDROOM
12'4 x 7'5

BEDROOM
11'8 x 8'4

BEDROOM
11'5 x 7'5

BATHROOM WC
6'9 x 5'5

FRONT GARDEN

REAR GARDEN

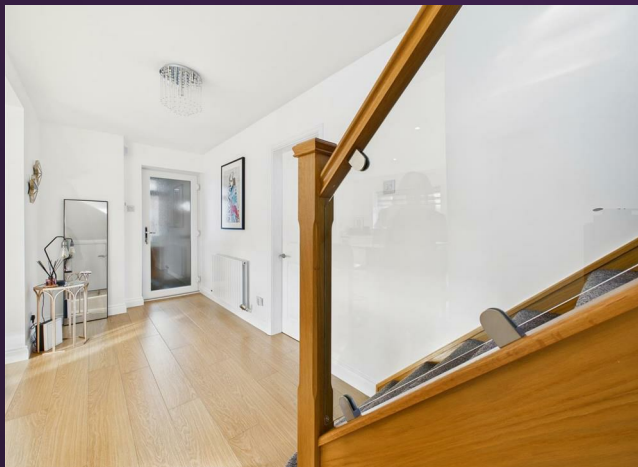
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Embleys are delighted to be instructed in the sale of this stunning and immaculately presented, detached house built in 1983 and perfectly located in a sought after residential area. It boasts a wealth of contemporary features and is ideal for a family. With over 1550 square feet of accommodation set over two floors, this well converted property consists of a porch leading to the open plan dining kitchen. There is an elegant and versatile lounge with feature fireplace and patio doors to the garden. The fabulous dining kitchen features a bespoke glass staircase leading up to the first floor and benefits from an impressive range of contemporary units with plinth lighting and Quartz worktops incorporating a larger style breakfast bar. Integrated appliances include an eye level oven, induction hob, microwave, fridge freezer and wine cooler. There is an understairs storage cupboard, bi fold doors to the garden and patio doors to the light and airy garden room. The utility room has base units, Quartz worktops, sink and space for a washing machine. There is also a downstairs WC and a fabulous bar/lounge with built in cloaks cupboard and built in bar. To the first floor there are four stylish, double bedrooms with plantation style shutters, two bedrooms have fitted wardrobes, an ensuite with walk in rainfall shower, washbasin and WC and a beautiful family bathroom benefitting from a P-shaped bath with shower over, washbasin including towel rail, built in cupboard and WC. Externally there is a part garage for storage, impressive front garden with driveway parking for up to three cars and a substantial, south facing rear garden featuring a generously sized stone paved patio with pergola and outside lighting providing ample space for dining and entertaining as well as lawns, raised beds with mature shrubs and gravelled areas.

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

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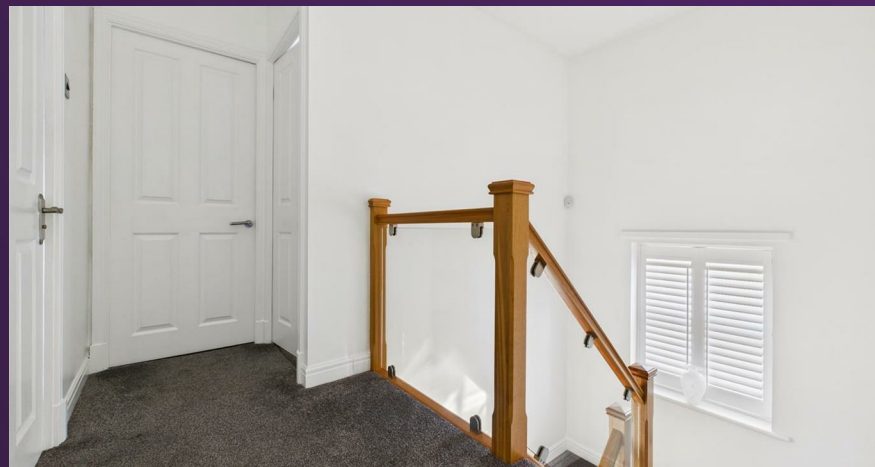
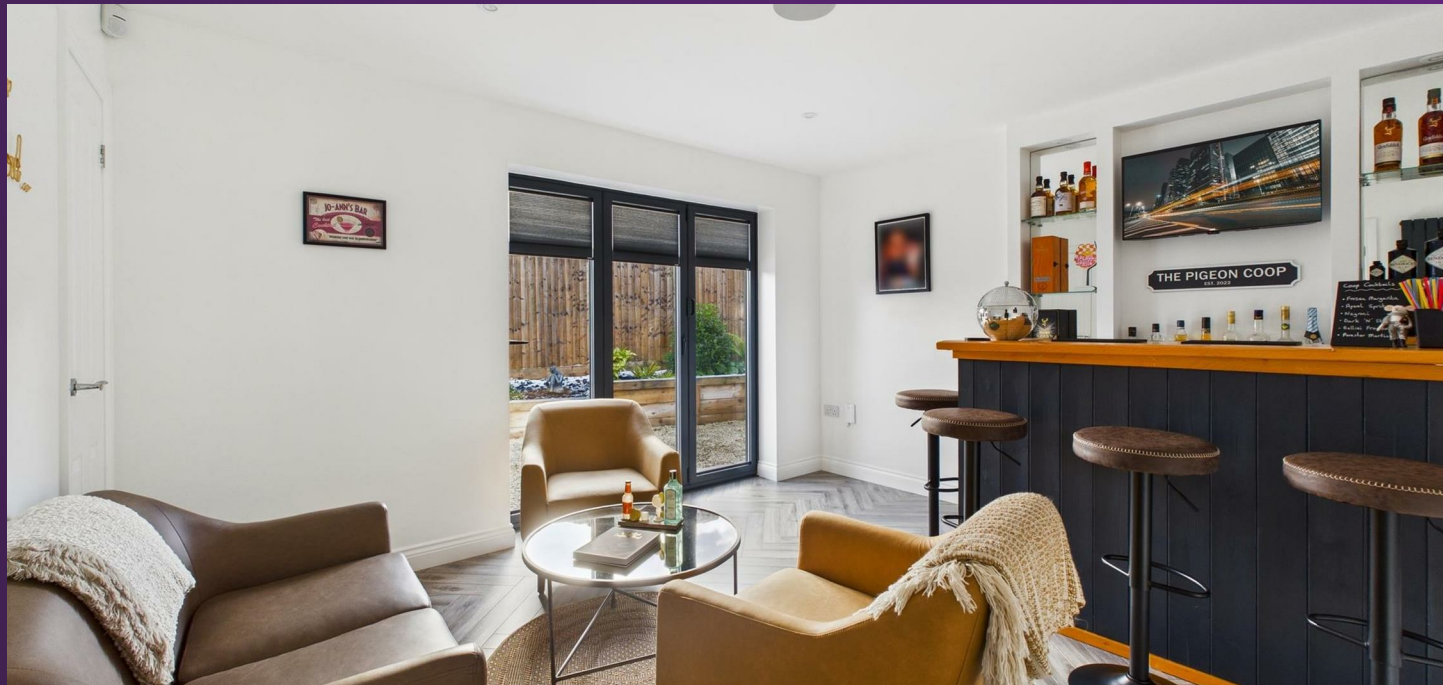
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1556 ft²
Reduced headroom
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
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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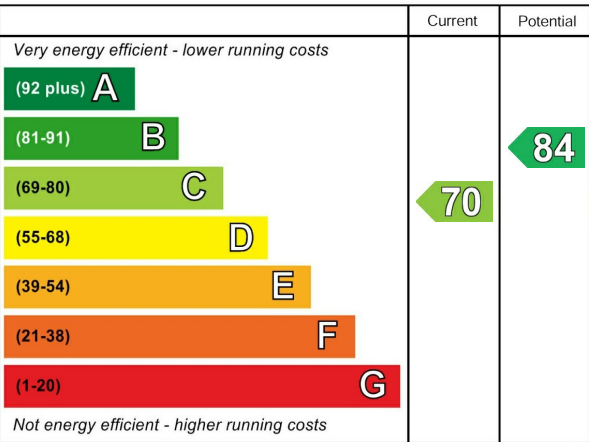
THE PROPERTIES MISDESCRIPTION
ACT, 1991

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

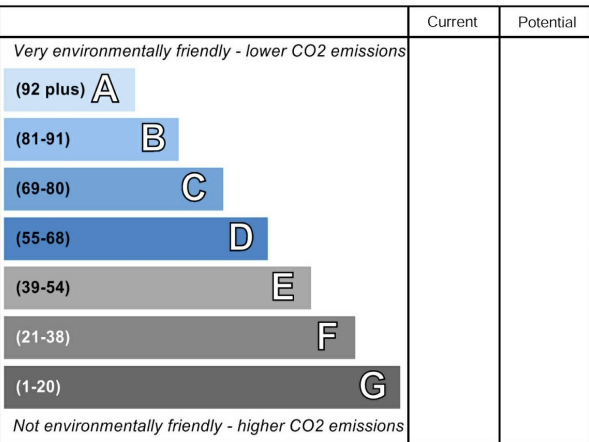


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

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