


# SIGNATURE

## NORTH EAST

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 The Drive, Tynemouth NE30 4JP

# The Drive, Tynemouth NE30 4JP

## Offers Over £640,000

Welcome to Signature North East's latest offering, a stunning 5-bedroom semi-detached house located in the heart of Tynemouth, with sea views. This exceptional property enjoys a prime position, with Longsands Beach, King Edward's Bay, Tynemouth Priory, Tynemouth Lighthouse, Collingwood Monument, and Tynemouth Park all within easy reach. With great links to Newcastle city centre via Tynemouth Metro, residents can also enjoy the vibrant weekend market hosted in the vicinity.

Step through the front door into the central hallway, where the elegance of this home unfolds. The dining room welcomes you with a beautiful bay window and a fireplace, offering the perfect setting for intimate dinners or family gatherings. Adjacent, the living room is bathed in natural light streaming through the floor-to-ceiling windows, complemented by another fireplace and ample space for your furnishings. The kitchen is a chef's dream, featuring attractive wall and base units, a peninsula sitting area for casual dining, and access to the conservatory. Complete with integrated appliances including a fridge freezer, halogen hob, range cooker, and microwave, it offers both style and functionality.

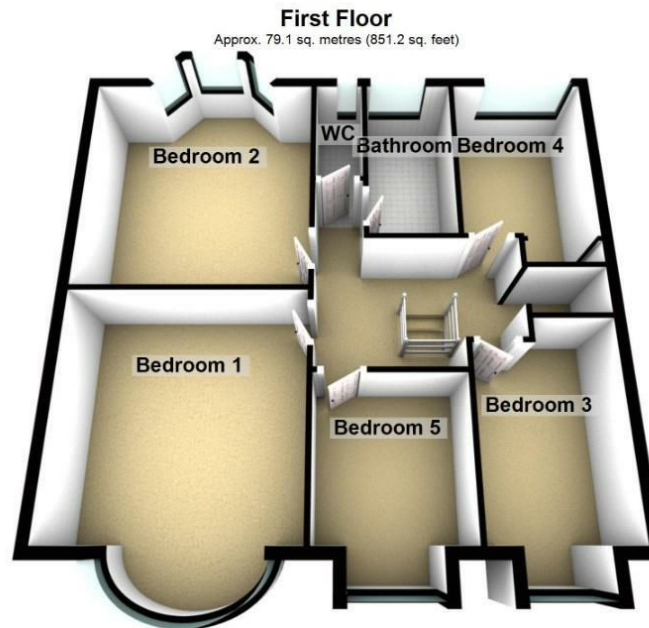
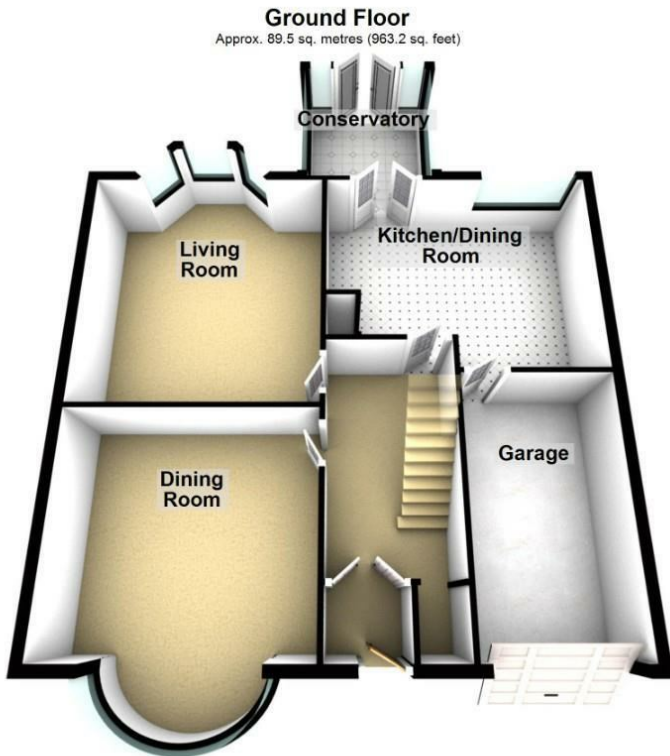
Continuing your journey to the first floor, you'll discover five generous bedrooms, two of which can easily accommodate king-size beds and feature beautiful bay and bow windows, offering enchanting views of the surroundings. The third and fifth can both accommodate double beds. Completing this floor is the WC and bathroom, boasting a walk-in shower, hand basin, and W.C., ensuring convenience and comfort for residents.

Externally, this home offers a haven for outdoor living, with a large newly landscaped garden laid with artificial lawn and ample patio area, perfect for entertaining or relaxing in the sun. Two off-street parking spaces are provided via a garage and driveway, adding to the convenience of this exceptional property.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 168.6 sq. metres (1814.4 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
17'1" x 14'1"

Dining Room  
14'2" x 13'6"

Kitchen / Dining Room  
16'2" x 12'10"

Conservatory  
8'10" x 7'11"

Bedroom One  
17'2" x 13'5"

Bedroom Two  
17'2" x 13'3"

Bedroom Three  
12'8" x 7'9"

Bedroom Four  
11'1" x 7'9"

Bedroom Five  
8'9" x 8'4"

Bathroom  
10'4" x 5'2"

WC  
6'5" x 2'9"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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