

SIGNATURE

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 Fairfield Drive, Monkseaton NE25 9SA

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Offers Over £299,950

Signature North East is thrilled to introduce this charming three-bedroom bungalow located on Fairfield Drive in Monkseaton. This tastefully decorated home offers convenient access to an array of amenities, including restaurants, schools, and shops. With its proximity to the nearby metro station, parks, and the beach, this property offers an ideal blend of comfort and convenience.

Upon entering, you'll be greeted by a welcoming hallway that provides access to the living room, bedrooms, and bathroom. The living room is a modern and generously proportioned space, featuring elegant coving and an ornate fireplace. There's ample room for your preferred furnishings. Moving into the dining room, a large archway creates an open plan feel between the living and dining areas. The dining room is well-finished with a beautifully paneled feature wall and ample space for a large family dining table. French doors from the dining room open to the rear garden, seamlessly connecting indoor and outdoor living. Continuing from the dining room, you'll find the well-appointed kitchen, featuring sleek modern wall and base units complemented by high-quality worktops, providing maximum storage and functionality. A convenient secondary access to the rear garden is provided from the kitchen.

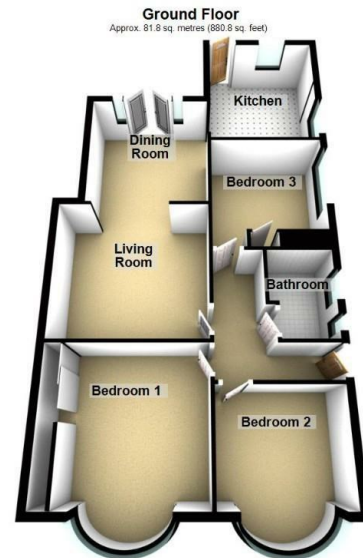
Returning to the central hallway, you'll discover the three spacious bedrooms, each offering plenty of room for a double bed and additional furnishings. Two of the bedrooms feature large bay windows that provide a stunning focal point and plenty of natural light. The master bedroom benefits from built-in closet space for added convenience. The bathroom is equipped with a bath, shower, and sink.

At the rear of the property, you'll find a spacious, lush lawn garden with a paved patio area adjacent to the house, perfect for outdoor furniture and relaxation. Towards the end of the garden, there's a generously sized summerhouse featuring floor-to-ceiling windows, which can serve as an additional office or entertainment area. To enhance curb appeal, the front of the property features a well-maintained lawned area with mature trees and shrubbery. Additionally, a driveway provides convenient off-street parking.



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

PROPERTY FLOORPLAN



Total area: approx. 81.8 sq. metres (880.8 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
11'11" x 12'11"

Dining Room
10'9" x 10'9"

Kitchen
10'9" x 9'11"


Bedroom One
12'0" x 12'11"

Bedroom Two
8'9" x 9'11"

Bedroom Three
12'0" x 9'11"

Bathroom
7'7" x 5'5"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	59
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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