


# SIGNATURE

## NORTH EAST

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 Kelso Drive, North Shields NE29 9NS

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## Offers Over £599,000

Signature North East is delighted to present this exquisite five-bedroom detached family home on the sought-after Kelso Drive in North Shields. Meticulously renovated to a superior standard, this residence boasts stunning contemporary decor that graces its generously proportioned rooms. Its enviable location provides easy access to an array of convenient amenities, including shops, excellent road and transport connections, eateries, and reputable schools, making it an ideal choice for families.

As you step into the home, you are greeted by a generously proportioned and well-lit grand entrance hallway. This inviting space offers access to the main rooms on the ground floor, a convenient w.c., and highlights a beautiful central staircase that leads to the first floor. As you enter, the first room you come across is the spacious living room. It provides abundant space for your desired furnishings and enjoys the advantage of dual-aspect windows, filling the room with an abundance of natural daylight and a lovely feature fireplace with surround. Continuing on, you will find the impressive kitchen/diner, featuring sleek white wall and base units that offer ample storage space. The kitchen also boasts several integrated appliances, such as a fridge, oven, and induction hob. Additionally, there is plenty of room to accommodate a generously-sized family dining table. Connected seamlessly through an archway is the inviting conservatory, providing a serene vantage point to unwind while enjoying the view of the garden. From the kitchen, there is a convenient connection to the utility room, which offers extra storage space along with an integrated fridge/freezer. Finishing off the ground floor is the versatile study, providing a flexible space that can be tailored to meet your specific requirements.

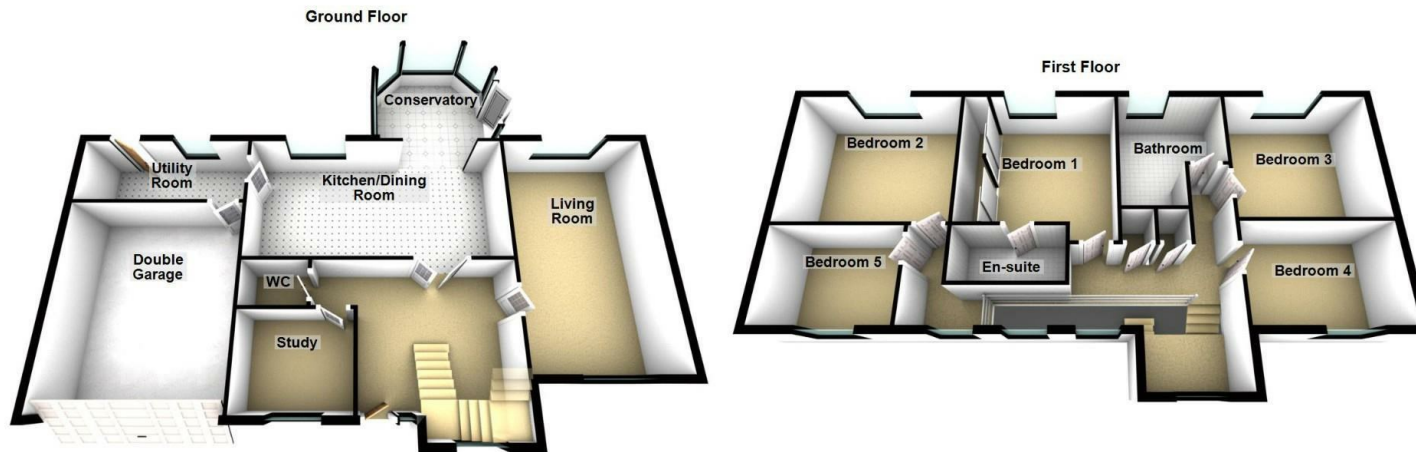
While ascending the staircase, you will be greeted by a captivating stained glass window that infuses the area with vibrant hues and adds a touch of beauty and elegance. There are five bedrooms, each offering ample room for a double bed and desired furnishings, providing versatility to suit your needs. Among them, the master bedroom stands out, featuring fitted storage and the added luxury of an ensuite bathroom accessible exclusively to the master bedroom. Completing the first floor is the ultra-modern family bathroom, boasting beautiful tiling with stylish gold fixtures and equipped with a walk-in shower, bath, w.c. and sink. Additionally, this property boasts the added elegance and functionality of plantation shutters adorning every window, creating an ambiance of refined luxury throughout.

At the rear of the property, you will find a meticulously landscaped garden featuring a lush lawn and a delightful patio area, providing an ideal setting for outdoor dining and hosting gatherings. Enhancing its allure, the garden showcases a charming summerhouse complete with a hot tub, adding a touch of luxury and relaxation to your outdoor living experience. To the front of the home is a generous block-paved driveway and integral garage, providing off-street parking for multiple vehicles.

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



# PROPERTY FLOORPLAN




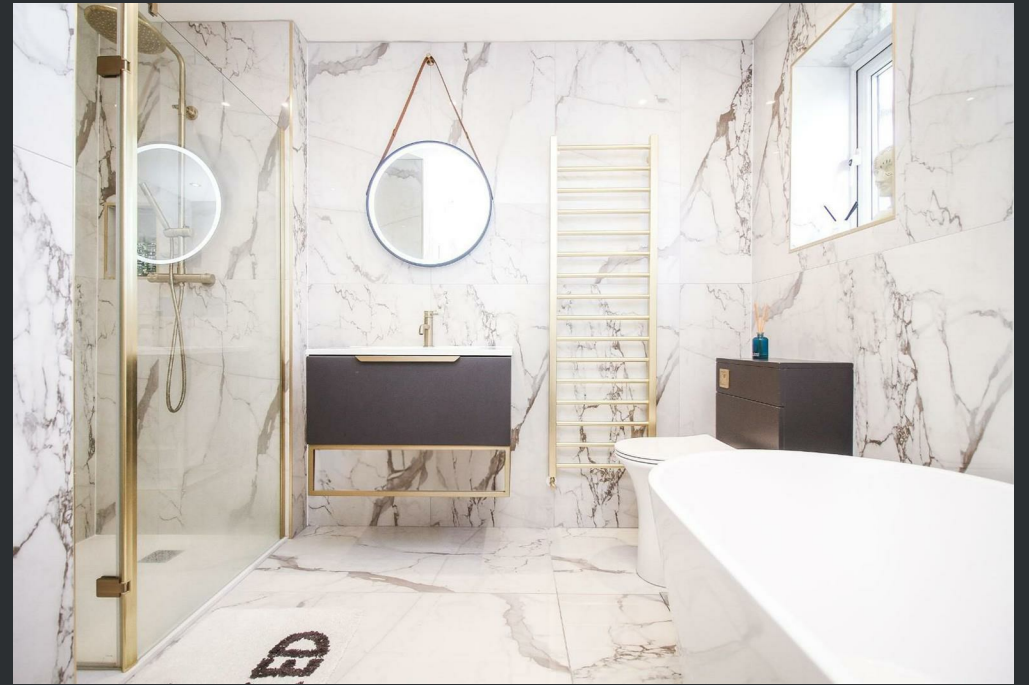
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

- Living Room  
19'7" x 11'11"
- Kitchen / Dining Room  
21'7" x 10'6"
- Study  
8'11" x 7'6"
- Conservatory  
10'5" x 10'2"
- Utility Room  
14'2" x 5'6"
- WC  
5'3" x 3'7"
- Bedroom One  
13'1" x 10'7"
- En Suite  
8'9" x 4'4"
- Bedroom Two  
13'9" x 11'6"
- Bedroom Three  
12'0" x 11'2"
- Bedroom Four  
12'0" x 8'0"
- Bedroom Five  
10'4" x 7'8"
- Bathroom  
10'2" x 8'9"

## 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>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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