

SIGNATURE

NORTH EAST

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 Preston Wood, North Shields NE30 3LT

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£595,000

Signature North East welcomes you to this wonderful four-bedroom detached home, ideally positioned in a peaceful residential area of Marden Estate. This beautiful property offers open-plan living and a spacious wrap-around south-facing garden, perfect for family life and entertaining. The location provides easy access to local amenities including Tynemouth Pool, popular bars, eateries, and well-regarded schools. This home is perfectly positioned for both leisure and convenience, with Long Sands Beach close by and excellent transport links via the Coast Road.

Step through the entrance hall, featuring a stunning oak glass-panelled staircase, into a bright and spacious living room, offering plenty of room for furnishings and a large window filling the space with light. Sliding doors open out to the wrap-around rear garden, creating a seamless indoor-outdoor feel. Next, the open-plan kitchen and dining area, installed in 2018, features modern wall and base units with sleek countertops. Integrated appliances include a fridge, oven, microwave, and hob. Bifold doors from the dining area lead out to the garden, adding further brightness. From here, the airy conservatory offers another reception space. The kitchen also connects to a utility room leading to a WC and a versatile family room which is perfect for entertaining and offers further access to the garden. A garage completes the ground floor.

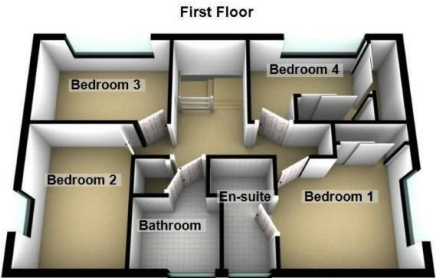
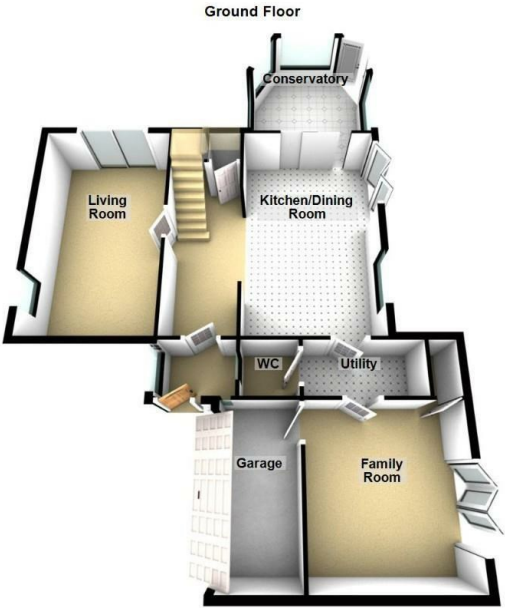
Upstairs, four generous double bedrooms provide ample space for furnishings, two of which benefit from fitted wardrobes for added convenience. The principal bedroom enjoys an en suite with a walk-in shower, while the family bathroom includes a bathtub with an overhead shower, wash basin, and WC, all finished to a modern standard throughout.

Externally, the property enjoys a wrap-around, south-facing garden laid to lawn, bordered with stone and featuring a patio area and pergola, ideal for outdoor relaxation. To the front, a spacious driveway provides off-street parking for up to three cars, completing this wonderful family home.



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

PROPERTY FLOORPLAN



Total area: approx. 152.7 sq. metres (1643.5 sq. feet)

Measurements:

Kitchen / Dining Room
19'7" x 11'8"

Living Room
19'4" x 11'2"

Conservatory
11'2" x 10'11"

Family Room
13'0" x 11'3"

WC
4'7" x 4'5"

Utility
9'7" x 4'6"

Bedroom One
9'9" x 10'8"

En Suite
4'11" x 5'9"

Bedroom Two
11'9" x 8'5"

Bedroom Three
7'5" x 11'6"

Bedroom Four
10'1" x 7'6"

Bathroom
5'5" x 6'8"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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