

# HUNTERS®

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## Smiths Dock

North Shields, NE29 6TA

Asking Price £280,000

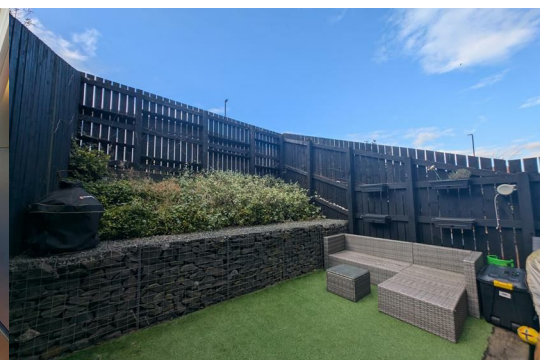


Nestled in the charming area of Smiths Dock, North Shields, this modern house offers a delightful blend of contemporary design and practical living. Built in the late 2010's, the property boasts an impressive layout with two spacious reception rooms, perfect for both relaxation and entertaining guests.

The home features three well-appointed bedrooms, providing ample space for families or those seeking a comfortable guest room or the benefits of a home-office. With two bathrooms, morning routines are made easy, ensuring convenience for all residents. The open-plan design enhances the sense of space and light, creating a welcoming atmosphere throughout the home.

Designed by the renowned architects TDO, alongside George Clarke, this property stands out with its energy-efficient features, making it not only stylish but also environmentally friendly. The modern aesthetic is complemented by thoughtful details that reflect a high standard of living.

For those with vehicles, the property offers allocated parking for two, a valuable asset in this desirable location. Additionally, the house is conveniently situated close to the vibrant Fish Quay, where you can enjoy a variety



Hallway 3'1" x 8'8" (0.95 x 2.65)  
Entrance through a large, feature metal front door. With wood flooring and access to;

Ground floor W.C. 3'1" x 7'2" (0.94 x 2.19)  
Ground floor WC with basin, wall-mounted toilet and electric towel rail.

Kitchen 8'2" x 8'8" (2.5 x 2.65)  
Open-plan kitchen space with built in appliances, wood floor and large window providing light.

Dining Room 15'0" x 10'4" (4.59 x 3.15)  
Open-plan dining room space with white walls, wooden flooring and exposed pine-panel ceilings.

Living Room 15'0" x 13'10" (4.59 x 4.23)  
Generous Living space (in excess of 150SQFT) offering access into the private rear garden, with hanging lights and, windows to both front and rear aspects.

Stairs  
Feature stairs with large skylight above flooding area with natural light leading to;

Hallway 6'5" x 13'7" (1.98 x 4.16)  
large carpeted hallway at top of stairs with access to all rooms on the first floor, as well as useful storage cupboards.

Family Bathroom 6'5" x 8'8" (1.98 x 2.65)  
Family Bathroom to front of the property with; frosted window, shower over bath, basin, toilet, towel rail and feature mirror.

Bedroom One 8'2" x 17'3" (2.5 x 5.26)  
Generous bedroom to the rear of the property with floor to ceiling window looking over the private rear garden.

Bedroom Two 8'2" x 15'11" (2.50 x 4.87)  
Double bedroom to the front of the property, benefitting from a bright and airy feel and partial river views through the Juliet style window.

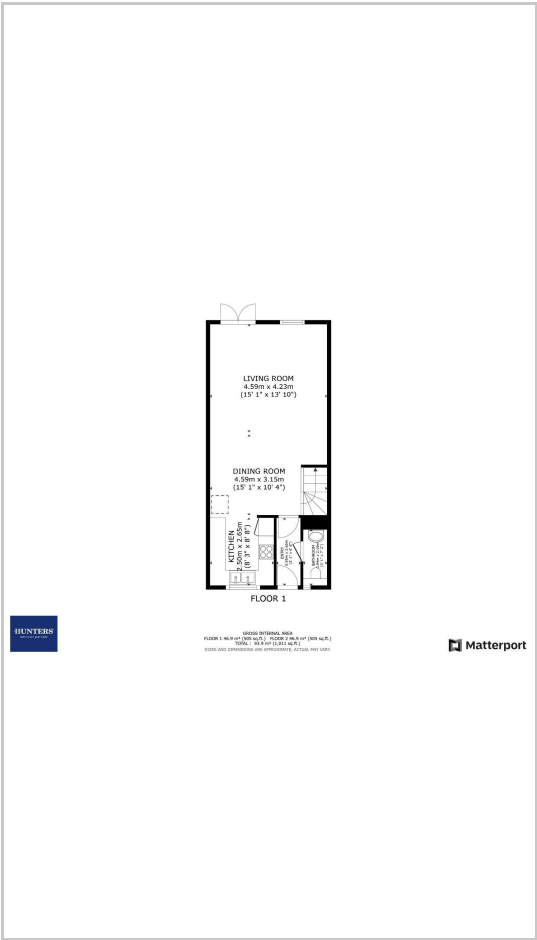
Bedroom Three 6'5" x 10'6" (1.98 x 3.22)  
Third bedroom to the rear of the property. Currently in use as a child's room, but equally adapt as a home office or dressing room.

External

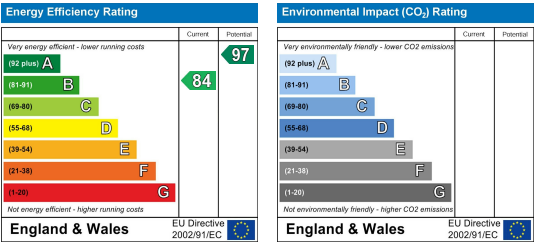
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.