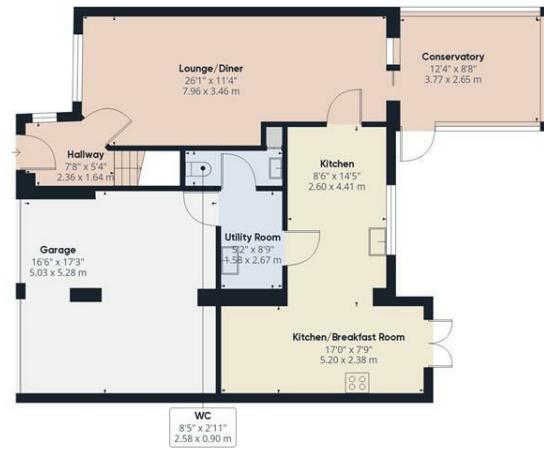




# Monks Wood, North Shields



Approximate total area<sup>1)</sup>  
1659.54 ft<sup>2</sup>  
154.18 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		74	82
EU Directive 2002/91/EC			



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers In The Region Of £435,000

## Description

EXTENDED FOUR BEDROOM DETACHED PROPERTY OCCUPYING A SUBSTANTIAL PLOT OFFERING A GENEROUS AMOUNT OF DRIVEWAY PARKING SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN NORTH SHIELDS

Brannen and Partners welcome to the market this attractive four bedroom detached property which is situated within a quiet cul-de-sac within this popular development of Monks Wood. Benefitting from a substantial plot, extended kitchen/breakfast room, South Westerly facing garden and a double garage.

Briefly comprising: Entrance hallway leading to the open plan lounge/diner which boasts a feature fireplace with an electric fire, fitted shutters to the front and sliding patio doors from the dining area leading to the conservatory overlooking the rear garden. The extended kitchen/breakfast room provides a generous amount of space perfect for family living with French doors opening out to the rear garden and a vaulted ceiling with Velux windows allowing plenty of light to fill the room. There are a good range of fitted units with granite worktops, integrated appliances include a dishwasher and extractor fan, there is space for a Range style oven and American style fridge/freezer. A door gives access to a handy utility room where there is plumbing for a washing machine, fitted units and a sink. There is access to a separate W.C. and a door to the double garage. To the first floor are four good size bedrooms, the main bedroom benefits from a fitted wardrobe, fitted shutters and an en-suite shower room. The family bathroom is fully tiled comprising a bath, vanity unit housing a hand basin, W.C. and heated towel rail.

Externally to the rear is a South Westerly facing garden laid mainly to lawn, patio area and side access to the front. To the front is a large driveway for multiple cars and a double garage.

## Entrance Hallway

### Lounge/Diner

26'1" x 11'4"

### Conservatory

12'4" x 8'8"

### Kitchen/Breakfast Room

22'3" x 17'0"

### Utility Room

8'9" x 5'2"

### W.C.

### Bedroom One

12'2" x 11'6"

### En-suite

### Bedroom Two

14'2" x 8'9"

### Bedroom Three

11'3" x 8'5"

### Bedroom Four

9'4" x 7'1"

### Bathroom

7'5" x 5'4"

### Externally

Externally to the rear is a South Westerly facing private garden laid mainly to lawn, patio area and side access to the front.

To the front is a large driveway for multiple cars and a double garage.

