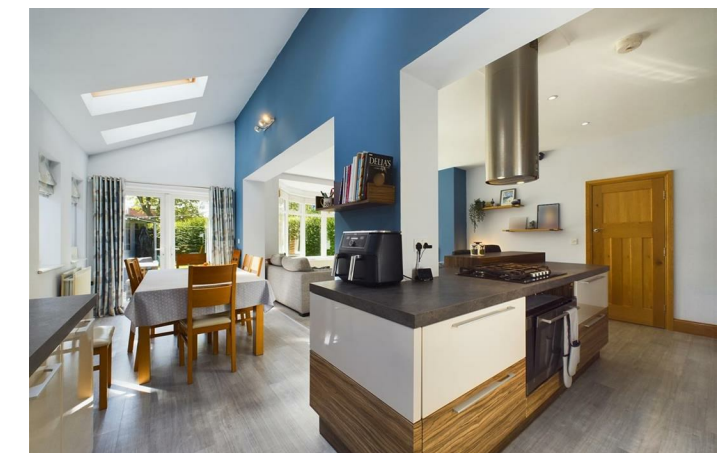




Pykerley Road, Monkseaton



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			
England & Wales		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 Over £550,000

Description

SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME WITH PRIVATE GARDEN & DRIVEWAY PARKING, SITUATED WITHIN THE SOUGHT AFTER AREA OF MONKSEATON

Brannen & Partners are delighted to offer to the market this deceptively spacious four bedroom detached property, situated within this sought after area of Monkseaton. Boasting two reception rooms, separate study, four good sized bedrooms, two bathrooms and a private garden with southerly aspect, this property presents the ideal family home.

Briefly comprising: Entrance vestibule with access to the study leading on into the ample hallway. The inviting entrance hallway provides access to the downstairs WC, living room and open plan living kitchen diner, as well as stairs to the first floor. The initial reception room is situated to the front of the home, with an attractive feature fireplace and original bay window. The open plan living kitchen diner is a wonderful space flooded with natural light ideal for family living and entertaining.

The kitchen is well equipped with a good range of fitted units, one and a half bowl sink and integrated appliances including dishwasher, floating extractor hood, five ring hob, two separate ovens and space for an American fridge freezer. From here, the utility room can be accessed fully equipped with further cabinets, space for utility appliances and access into the garage. Returning to the kitchen wood effect flooring leads naturally into the extended dining area, with space to accommodate a large dining table and double French doors opening into the garden, ideal for family living. Completing this thoughtfully designed space, the living area is tucked to the corner benefitting from another bay window that overlooks the greenery of the rear garden.

To the first floor is the bright and open landing, complete with integral storage, access to the second floor and leading to the first two bedrooms and family bathroom. To the right sits the first two double bedrooms, both benefitting from several tall picture windows filling the spaces with natural light. To the centre of the landing the spacious family bathroom comprises walk in shower, separate bath with shower attachment, hand basin, W.C. and heated towel rail.

To the second floor are the final two bedrooms which are positioned, alongside further integral storage. Both bedrooms benefit from Velux windows, whilst the third bedroom also houses an en suite shower room.

Externally to the rear is a well maintained private garden with a southerly aspect. Featuring a paved area, raised decking, lawn, side access and hedge boundary, the garden is secluded and invites the sun throughout the day. To the front is a block paved driveway which leads to the integral garage.

Monkseaton is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the metro as well as excellent road links in to the city centre. The property is within easy reach of Whitley Bay centre with its array of shops, cafes and restaurants.

Entrance Vestibule

4'4" x 7'6"

Study

Hallway

11'6" x 8'0"

WC

5'0" x 2'9"

Living Room

11'6" x 11'3"

Living Kitchen Diner

11'10" x 22'11"

Extension

6'10" x 22'11"

Utility Room

20'0" x 3'7"

Garage

14'10" x 10'1"

First Floor Landing

11'8" x 6'7"

Bedroom One

11'11" x 13'5"

Bedroom Two

11'7" x 12'0"

Bathroom

8'7" x 8'11"

Second Floor Landing

3'2" x 6'6"

Bedroom Three

9'3" x 14'11"

En Suite Shower Room

3'11" x 10'6"

Bedroom Four

11'5" x 8'0"

Rear Garden

Tenure

Freehold

