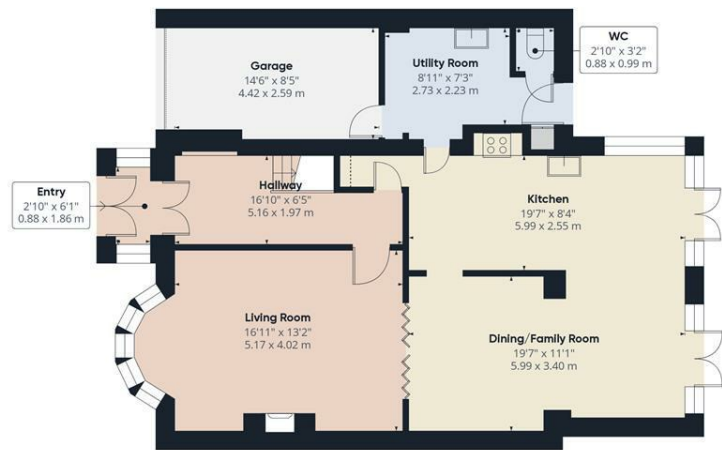




Vernon Drive, Monkseaton



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1488.74 ft²
138.31 m²

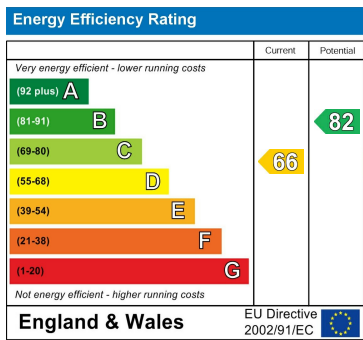
Reduced headroom
1.88 ft²
0.17 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 £375,000

Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY LOCATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN MONKSEATON

Brannen & Partners are delighted to bring to the market this attractive three bedroom semi detached property which has been extended and improved to create a wonderful family home. Boasting spacious accommodation, open plan living, private garden with driveway parking and a garage.

Briefly comprising: Entrance porch leading to a welcoming hallway. The living room is generous in size featuring a bay window to the front with an open aspect, attractive fireplace housing a log burning effect gas fire and bi-folding doors giving the option to open up to the kitchen/diner. The extended kitchen/diner/family room is a wonderful space perfect for family living and entertaining friends. There are two sets of French doors opening out to the rear garden and a partially vaulted ceiling with Velux windows allowing plenty of light to fill the room. A good range of fitted wall and base units provide plenty of storage, integrated appliances include a double oven, gas hob, dishwasher and fridge/freezer. A handy utility room provides additional storage with fitted base units, sink, plumbing for a washing machine and access to the garage, separate W.C. and a door leading out to the rear garden.

To the first floor are three generous sized bedrooms, one of which has an extensive range of fitted wardrobes. The fully tiled family bathroom is tastefully designed comprising a free standing bath, separate wet room style walk in shower, hand basin housed within a fitted vanity unit, W.C. and heated towel rail. The landing offers access to the loft space via a drop down ladder.

Externally to the rear is a well maintained private garden with patio area, artificial lawn, mature shrubs and planting. To the front is a block paved driveway and garage with an electric door.

Conveniently located within this highly sought after area of Monkseaton with local shops and amenities on the door step. Highly regarded schools are close by as well as the Metro station giving access to local towns and Newcastle City centre. Whitley Bay is within close proximity offering a wonderful selection of independent shops, cafe's and restaurants as well as the rejuvenated seafront and promenade.

Entrance Porch

Hallway

Living Room
16'11" x 13'2"

Kitchen/Diner/Family Room
19'7" x 19'6"

Utility Room
8'11" x 7'3"

W.C.

Bedroom One
16'4" x 9'10"

Bedroom Two
13'5" x 11'9"

Bedroom Three
8'2" x 8'0"

Bathroom
10'0" x 7'9"

Externally
Externally to the rear is a well maintained private garden with patio area, artificial lawn, mature shrubs and planting. To the front is a block paved driveway and garage with an electric door.

Tenure
Freehold

