



Closefield Grove Monkseaton Village

This beautiful, extended, 1930's period semi-detached home is located close to the gorgeous Monkseaton Village. Within close proximity to local shops, restaurants, Metro, sought after schools and approximately a 5-10, minute walk to our wonderful coastline. Offering excellent versatility for the family, a welcoming entrance porch, hallway, downstairs cloaks/wc. lounge with feature bay window and gas, coal effect fire, separate dining room overlooking the rear garden, also showcasing a gorgeous fireplace. The contemporary and stylish kitchen extends into a fabulous garden room which overlooks and opens out to the rear garden. The kitchen also benefits from a range cooker, access into the separate utility room, through to the partially converted garage, still offering excellent space for storage, bikes and outdoor equipment. There are four fabulous sized bedrooms to the first floor, one with dressing room and stylish en-suite. The family bathroom has been re-fitted and also benefits from a shower. Enjoy the delightful, enclosed, West facing rear garden, there is also a front driveway and garage.

£375,000

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Double Glazed Entrance Door with Stained Leaded Light Top, into:

ENTRANCE PORCH: tiled floor, door to:

DOWNSTAIRS CLOAKS/WC.: low level w.c. with button cistern, hand washbasin, double glazed window, tiled floor, extractor



ENTRANCE HALLWAY: original 1930's staircase up to the first floor, three quarter height feature panelling to hall and half panelling up to first floor, radiator, wood effect flooring, under-stair cupboard, door to:

LOUNGE: (front): 14'5 x 13'0, (4.39m x 3.96m), with measurements into alcoves and feature triple glazed bay window with stained leaded light tops, radiator, attractive feature fireplace with gas, coal effect fire, tiled hearth and inset, wood effect flooring, cornice to ceiling

DINING ROOM: (rear): 14'2 x 12'8, (4.32m x 3.86m), into alcoves and feature double glazed bay window, overlooking the garden area, cast iron feature fireplace, radiator, wood effect flooring, fitted original storage into alcoves



KITCHEN: (rear): 18'6 x 8'0, (5.64m x 2.44m), gorgeous, stylish fitted kitchen incorporating a range of base, wall and drawer units, solid wood worktops, range cooker, stainless steel cooker hood, one and a half bowl sink unit with mixer taps, radiator, tile effect flooring, combination boiler, plumbing for dishwasher, pantry cupboard, door to utility, the kitchen opens through to:

GARDEN ROOM: (rear): 14'8 x 7'4, (4.47m x 2.24m), delightful family garden room, currently utilised by the current owners as a dining area, overlooking and opening out to the rear garden, two Velux windows, tile effect flooring, vertical ladder radiator



UTILITY ROOM: (off kitchen): 9'9 x 6'7, (2.97m x 2.0m), step down to the utility area, plumbing for automatic washing machine, under-stair storage, door to:

GARAGE: 10'1 x 8'7, (3.07m x 2.67m), up and over door, storage area

FIRST FLOOR LANDING: HALF LANDING AREA: door to:

BEDROOM ONE: (front): 16'8 x 9'8, (5.08m x 2.95m), maximum measurements, into double glazed bow window, radiator, door to:

DRESSING ROOM: 11'6 x 5'5, (3.51m x 1.65m), including depth of wardrobes, providing ample hanging and storage space, double glazed window, through to:

EN-SUITE SHOWER ROOM: shower cubicle, electric shower, on-bench stylish sink unit, low level w.c. with push button cistern, tiled floor, spotlights to ceiling, tiled shower area

BEDROOM TWO: (front): 14'7 x 11'4, (4.45m x 3.45m), into feature double glazed bay window and alcoves, radiator

BEDROOM THREE: (rear): 13'9 x 11'4, (4.19m x 3.45m), into feature double glazed bay window and alcoves, radiator

BEDROOM FOUR: (front): 10'3 x 7'5, (3.12m x 2.26m), maximum measurements, into double glazed bow window, radiator

BATHROOM: 7'7 x 7'3, (2.31m x 2.21m), contemporary, re-fitted bathroom, comprising of, bath with hot and cold mixer taps, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, tile effect flooring, modern tiling to bath and shower area, spotlights to ceiling, loft access, radiator

EXTERNALLY: delightful, enclosed, West facing rear garden with paved patio, lawn. Front garden and driveway, garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

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