



## Sandringham Drive

### West Monkseaton

Enjoying a sought, after location, within catchment for popular local schools, walking distance to the Metro, Sainsbury's and local shops, Sandringham Drive is also a short drive to Monkseaton Village, the vibrant Whitley Bay town centre and our gorgeous beach and coast. This lovely, 1950's detached home offers excellent space and a fabulous Southerly aspect to the rear garden, which enjoys patios, lawn and borders. There is a spacious entrance hallway, lounge with feature bay window, fireplace and electric fire, separate dining room with bay window overlooking the garden area. 21'4 extended family dining kitchen with integrated appliances, separate utility room and 11'2 x 8'2 garage. Split level landing area leading to four bedrooms, the principle with fitted wardrobes and en-suite shower room, family bathroom, block paved driveway to the front with lawn, side gate providing access to the rear garden.

# £385,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** staircase up to the first floor, dado rail, under-stair cupboard, original porthole, stained leaded light window, radiator and radiator cabinet, door to:

**LOUNGE:** (front): 14'9 x 13'4, (4.50m x 4.06m), with measurements into alcoves and double-glazed feature bay window, fireplace with electric fire, laminate flooring, radiator, double doors into:

**DINING ROOM:** (rear): 11'5 x 10'9, (3.48m x 3.28m), with measurements into bay window, laminate flooring, radiator

**DINING KITCHEN:** (rear): 21'4 x 8'1 widening to: 14'5, (6.50m x 2.46m widening to 4.39m), an extended family dining kitchen incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, plumbing for dishwasher, integrated double oven, gas hob, laminate flooring, two double glazed windows, two Velux windows, double glazed door out to the garden, radiator, door to:

**UTILITY ROOM:** 11'2 x 7'2, (3.40m x 2.18m), Belfast sink, plumbed for automatic washing machine, door to:

**GARAGE:** 11'2 x 8'2, (3.40m x 2.48m), up and over garage door, wall units

**FIRST FLOOR LANDING AREA:** loft access, we understand that the loft is part boarded for storage purposes, door to:

**BEDROOM ONE:** (front): 16'1 x 11'2, (4.90m x 3.40m), fitted wardrobes providing ample hanging and storage space, radiator, laminate flooring, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** 11'0 x 6'7, (3.35m x 2.0m), shower cubicle, shower with jacuzzi jets, vanity sink unit, low level w.c., storage cupboard, radiator, tiled splashbacks, double glazed window

**BEDROOM TWO:** (front): 14'2 x 11'0, (4.32m x 3.35m), with measurements into alcoves and double-glazed bay window, radiator, laminate flooring

**BEDROOM THREE:** (rear): 12'1 x 8'7, (3.68m x 2.62m), laminate flooring, double glazed window, radiator

**BEDROOM FOUR:** 8'2 x 6'7, (2.46m x 2.0m), radiator, double glazed window, laminate flooring

**FAMILY BATHROOM:** comprising of, bath with mixer taps and shower off, pedestal washbasin, low level w.c. with push button cistern, half height tiling, two double glazed windows, radiator

**EXTERNALLY:** enclosed, South facing rear garden not directly overlooked, with lawn, patios, shed, side gate access to the front, block paved driveway and lawned area





PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/ Gas/Electric  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway/On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

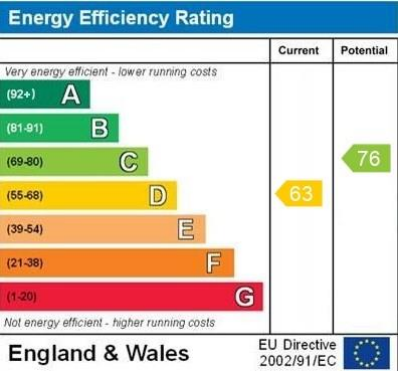
TENURE

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: D

WB2970.AI.DB.21/03/2025 .V.2







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