



Rosewood Close | North Shields | NE29 8AG

£450,000

A beautifully located, corner detached family home, built by award winning builders Story Homes. Boasting a stone built exterior with stunning kerb appeal and benefiting from a corner position with spacious driveway and garage. Beautifully presented and updated by the current family and showcasing a stunning family dining kitchen and family room extension. You are welcomed into the spacious hallway with carpeted flooring, contemporary downstairs cloaks/w.c., lounge with feature bay window, fabulous dining kitchen with a stylish range of units and integrated appliances, also with Amtico flooring laid, the dining kitchen bi-fold doors open through to the gorgeous garden room extension with large roof lantern, Amtico flooring and patio doors out to the garden area, separate utility room, garage with excellent measurements of 17'7 x 8'0. Generous landing area, four double bedrooms, all with fitted wardrobes, the principal bedroom with splendid, en-suite shower room. Luxurious family bathroom with separate shower cubicle and forest waterfall shower. Superb sized family garden with lawn and patio areas, boasting a delightful Southerly aspect, access out of the garden, superb sized, block paved driveway, additional lawned area. We also understand that multiple rooms benefit from hard wired internet.

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: spindle staircase up to the first floor, radiator, door to:

DOWNSTAIRS CLOAKS/WC.: contemporary cloaks, comprising of, hand washbasin with mixer taps, low level w.c., modern tiling, radiator, stylish flooring

LOUNGE: (front): 19'4 x 11'0, (5.91m x 3.35m), into feature double glazed bay window, radiator

DINING KITCHEN: (rear): 21'4 x 10'6, (6.52m x 3.23m), the gorgeous dining kitchen showcases a range of fabulous, stylish, base, wall and drawer units, contrasting worktops, integrated double electric oven and grill, microwave, five burner gas hob, dishwasher, full height fridge, one and a half bowl sink unit with mixer taps, plinth lighting, under-unit lighting, radiator, spotlights to ceiling, Amtico flooring, double glazed window, double glazed bi-fold doors through to:

FAMILY ROOM: 12'4 x 9'5, (3.77m x 2.89m), large roof lantern allowing maximum light into this gorgeous room, double glazed patio doors out to the garden area, Amtico flooring, recessed spotlights

UTILITY ROOM: 10'6 x 5'4, (3.23m x 1.64m), stylish range of base units, contrasting worktops, single drainer sink unit with mixer taps, radiator, Amtico flooring, integrated washing machine, drying rail, door to garage, double glazed door out to the garden area

GARAGE: 17'7 x 8'0, (5.39m x 2.43m), up and over garage door, central heating boiler



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FIRST FLOOR LANDING AREA: loft access with pull down ladder, we understand that the loft is part boarded for storage purposes, airing cupboard housing hot water tank, door to:

BEDROOM ONE: (front): 15'5 x 11'2, (4.72m x 3.41m), excluding depth of stylish fitted wardrobes providing ample hanging and storage space, into feature double glazed bay window, radiator, door to:

EN-SUITE SHOWER ROOM: 7'5 x 7'1, (2.28m x 2.16m), maximum measurements, gorgeous fittings, comprising of, shower cubicle, chrome shower with additional forest waterfall spray, floating vanity sink unit with on-bench sink, low level w.c. with recessed flush, modern tiling, spotlights to ceiling, radiator, double glazed window, shaver point

BEDROOM TWO: (front): 12'6 x 8'2, (3.82m x 2.49m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE; (side): 10'0 x 9'9, (3.04m x 3.01m), excluding depth of fitted wardrobes, radiator, double glazed window

BEDROOM FOUR; (rear): 12'2 x 7'6, (5.71m x 2.31m), including depth of fitted wardrobes, radiator, double glazed windows

FAMILY BATHROOM: 8'7 x 6'9, (2.65m x 2.10m), luxurious family bathroom, showcasing, shower cubicle, chrome shower, forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, spotlights to ceiling, tile effect flooring, mostly tiled walls, chrome ladder radiator, double glazed window

EXTERNALLY: beautiful, Southerly rear garden with patios, lawn, additional side area. Front garden area with large, block paved driveway and garage, EV charging point.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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

AGENTS NOTE: Estate management fee of £110 per year applies

COUNCIL TAX BAND: E

EPC RATING: B

WB3320.AI.DB.15.08.2025.V.2



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Ground Floor 57 Rosewood Close V.2

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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