

## Fennel Grove South Shields NE34 8TQ

Welcome to this charming home on the highly sought-after Holder House estate in South Shields.

This delightful property offers three well-proportioned bedrooms, making it perfect for families or anyone in need of extra space. The inviting reception room creates a warm and welcoming atmosphere, ideal for relaxing and spending time with family. To the rear, a bright and airy sun room provides additional living space — perfect for enjoying views of the garden all year round.

At the heart of the home is a spacious open plan kitchen/diner, ideal for modern family living and entertaining, offering ample room for both cooking and dining.

The property also features a well-appointed bathroom, providing convenience for all residents. A particular highlight is the loft, thoughtfully boarded with a drop-down ladder, offering excellent additional storage.

Offers in the region of £195,000

# 65 Fennel Grove

## South Shields NE34 8TQ



- FREEHOLD
- OPEN PLAN LIVING
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- THREE BEDROOMS
- GARAGE AND OFF STREET PARKING
- EPC GRADE C
- MID TERRACED
- COUNCIL TAX BAND B

### Entrance Hall

Enter through a composite door into a welcoming hallway finished in neutral décor. The space features carpeted flooring, a radiator, and glazed double doors leading through to the lounge, creating a bright and inviting first impression.

### Lounge

A bright and spacious reception room featuring neutral décor with a stylish feature wall and carpeted flooring. A uPVC double glazed bow window allows for plenty of natural light, and the room flows seamlessly in an open plan layout through to the dining room, creating an ideal space for both relaxing and entertaining.

### Dining Room

Open plan with the kitchen to create a sociable kitchen diner, this versatile space features neutral décor and carpeted flooring. A breakfast bar provides an informal dining option, while glazed double doors lead through to the sunroom, enhancing the sense of space and natural light.

### Kitchen

Fitted with modern shaker-style wall and base units complemented by tiled splashbacks and oak-effect flooring. The kitchen offers storage beneath the breakfast bar, space for a fridge freezer, and an under-stairs storage cupboard. Integrated appliances include a gas hob, electric oven, and

chrome extractor fan. There is plumbing for a washing machine and a stylish matt black sink with mixer tap. Open plan through to the sunroom, creating a bright and functional living space ideal for everyday family life and entertaining.

### Sun Room

Featuring oak-effect flooring and uPVC double glazed French doors leading out to the rear garden, this bright and airy space provides a seamless connection between the indoors and outdoors, creating a relaxing space to enjoy throughout the year.

### First Floor

#### Bedroom

A rear-aspect double room featuring fitted sliding door wardrobes and a built-in storage cupboard, offering plenty of practical storage while maintaining a spacious and comfortable feel.

#### Bedroom

A front-aspect double room finished in neutral décor with carpeted flooring, complete with blinds to the uPVC double glazed window, creating a bright and versatile space.

#### Bedroom

A front-aspect double room featuring wood-effect flooring, a uPVC double glazed window, and a radiator, offering a bright and comfortable space.

### Bathroom

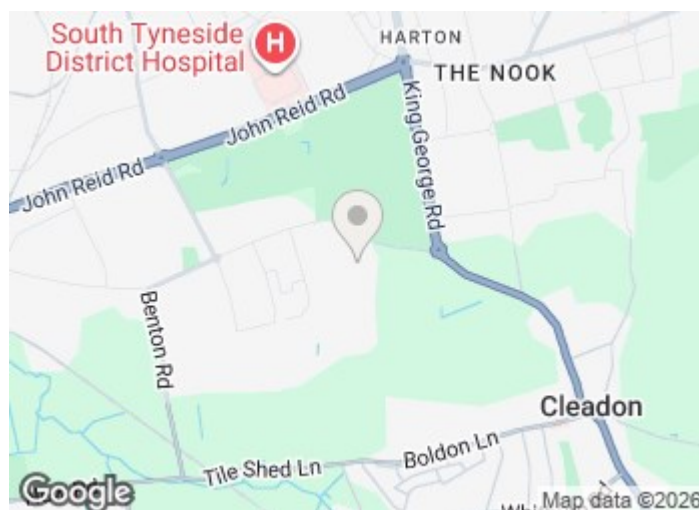
Recently refurbished, this bright and airy bathroom comprises a toilet and was basin vanity unit with mixer tap, a panelled bath with mains-powered waterfall shower over, and recessed ceiling spotlights. A chrome towel radiator completes the contemporary look.

### External

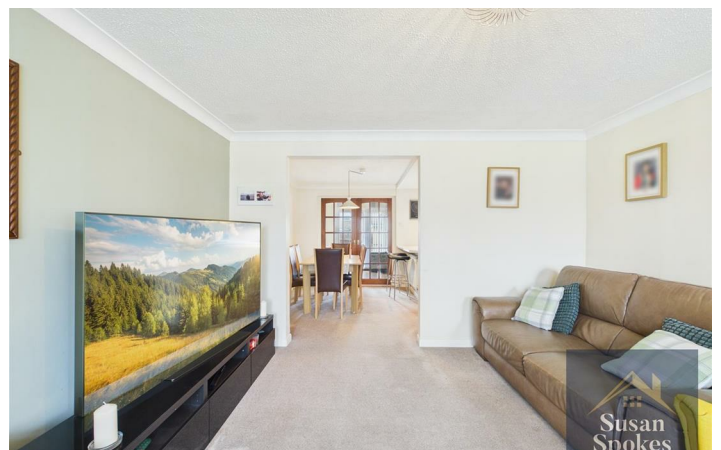
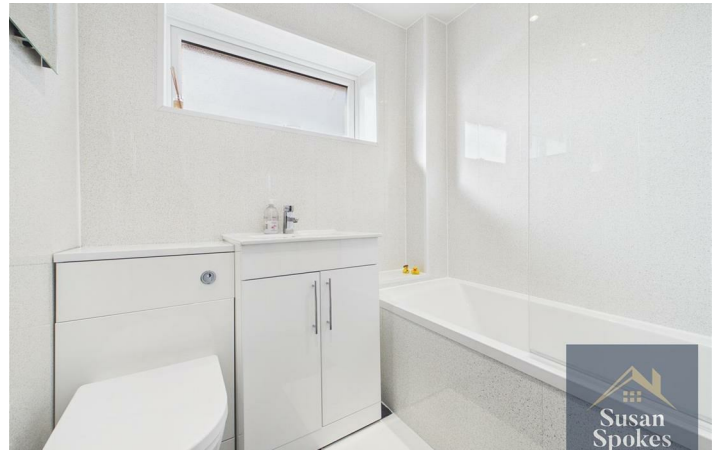
To the front, the property benefits from a lawn and a concrete footpath. At the rear, there is a decked patio area with gated access, providing a private outdoor space.

### Garage

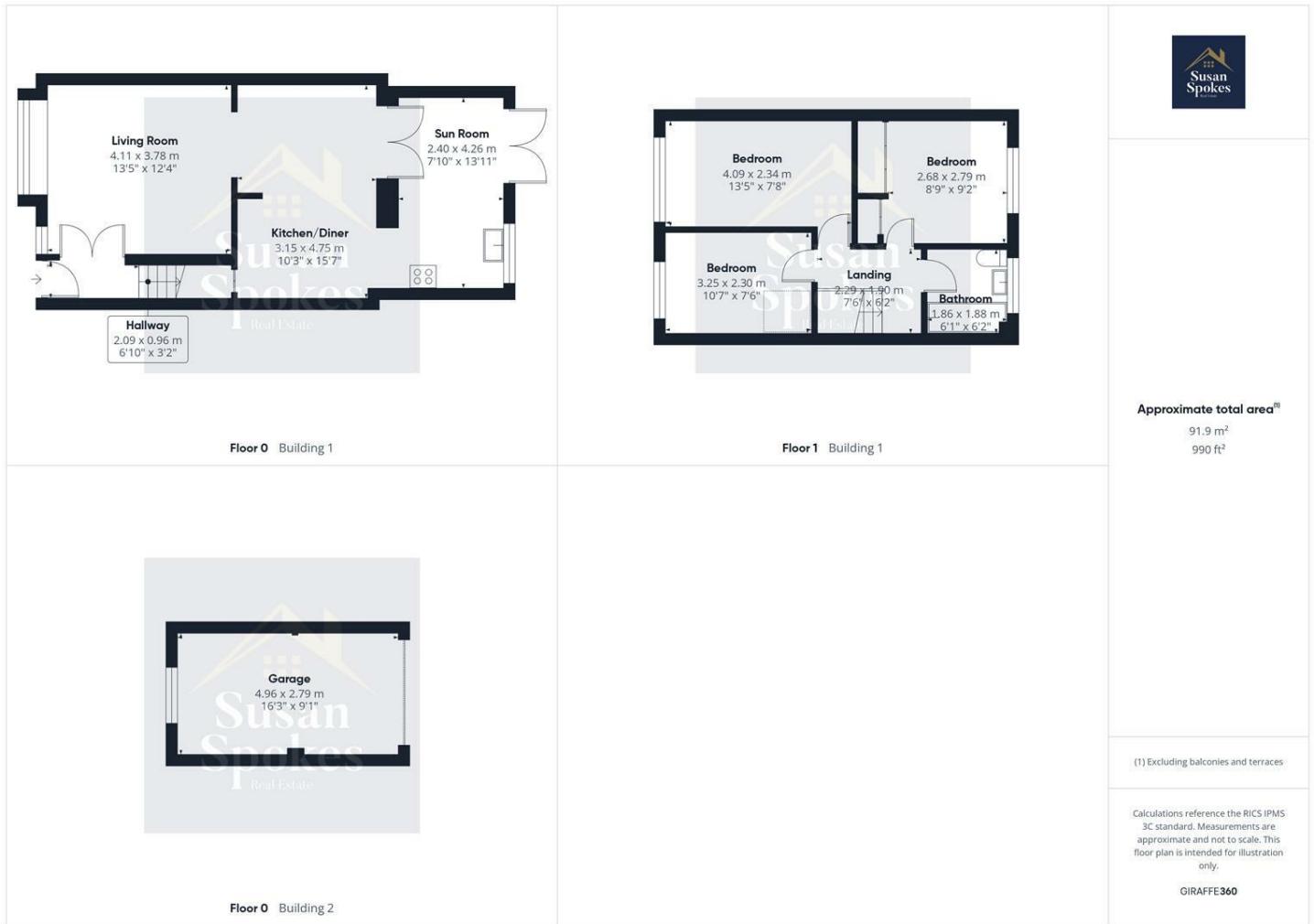
Featuring an up-and-over manual door and electricity supply, this garage also benefits from a durable rubble roof.



## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

179a Sunderland Road, South Shields, Tyne and Wear, NE34 6AD  
Tel: 0191 541 22 08 Email: [info@susanspokes.co.uk](mailto:info@susanspokes.co.uk) <https://www.susanspokes.co.uk>

