



Monks Wood | North Shields | NE30 2UD

**£320,000**

Beautifully presented throughout and perfectly positioned within a quiet cul-de-sac in this highly sought-after residential development, this impressive three-bedroom semi-detached home offers modern living, generous space and a stunning private garden. From the moment you arrive, the wide driveway, manicured frontage, and tidy kerb appeal create an inviting first impression. Stepping inside, the accommodation is thoughtfully laid out and beautifully maintained, offering a warm and welcoming feel throughout. At the front of the property sits a stylish, well-proportioned living room, decorated in calming tones with a large front window allowing natural light to flood the space. Flowing through to the rear is a bright and spacious dining room, complete with sliding doors leading into the conservatory. This extends the living accommodation perfectly – ideal for entertaining, or enjoying views of the garden all year round. The recently updated modern kitchen is a standout feature of the home. Beautifully designed with sleek high-gloss cabinetry, integrated appliances, and ample storage, it offers a fantastic workspace for cooking and entertaining. The large window overlooks the rear garden, creating a lovely, light-filled environment. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, along with a beautifully tiled family bathroom featuring a modern suite and freestanding bath. Externally, the property offers a well-maintained rear garden with lawn, seating areas and mature planting, providing a private and relaxing outdoor space. To the front, a driveway provides off-street parking and leads to the integral garage. Situated close to excellent local schools, shops, transport links and the coast, this is a home that truly ticks every box.

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**3****3****2****SEMI DETACHED****PEACEFUL CUL-DE-SAC  
POSITION****PRINCIPAL BEDROOM  
WITH PRIVATE EN-SUITE****STYLISH BATHROOM WITH  
ELEGANT TILING AND  
FREESTANDING BATHTUB****BEAUTIFULLY UPDATED  
MODERN KITCHEN WITH  
INTEGRATED APPLIANCES****GARAGE AND DRIVEWAY****SPACIOUS LOUNGE AND  
SEPARATE DINING ROOM****PRIVATE REAR GARDEN**

For any more information regarding the property please contact us today

**ENTRANCE HALL** Partially double-glazed door, double glazed leaded window, radiator, coving to ceiling, wooden floor and door to garage, door to:

**LOUNGE** 11'6" x 14'3" (3.52m x 4.34m): Double glazed leaded window to the front, coving to ceiling, radiator and archway to:

**DINING ROOM** 10'4" x 12'8" (3.15m x 3.93m): Double glazed sliding doors to conservatory, coving to ceiling, vertical radiator, stairs for first floor, archway to:

**KITCHEN** 9'2" x 9'1" (2.79m x 2.77m): Fitted with a range of wall and base units, sleek worktops, sink, built in electric oven, microwave, electric hob with cooker hood, space for washing machine, integrated dishwasher and fridge/Freezer, wall mounted central heating boiler, and double-glazed leaded window to the rear.

**CONSERVATORY** 13'5" x 7'4" (4.09m x 2.24m): Double glazed windows and double-glazed French doors to the rear garden.





**FIRST FLOOR LANDING** Built in cupboard and access to loft space with built in ladder for easy access, door to:

**BEDROOM ONE** 9'8" x 14'0" (2.95m x 4.28m): Double glazed leaded window to the rear, fitted bedroom furniture and a radiator.

**EN SUITE SHOWER ROOM:** Three-piece suite comprising pedestal wash hand basin, step in shower cubicle with mains fed shower, chrome ladder style heated towel rail, double glazed leaded frosted window to the rear, tiled walls and tiled floor.

**BEDROOM TWO** 10'9" x 9'10" (3.28m x 3.01m): Double glazed leaded window to the front and radiator.

**BEDROOM THREE** 8'1" x 8'2" (2.46m x 2.49m): Double glazed leaded window to the front and radiator.

**BATHROOM:** Contemporary three-piece suite comprising freestanding bath, low level W.C, pedestal basin, beautifully tiled walls and floor, heated chrome ladder towel rail, and double glazed leaded frosted window.

**EXTERNAL** The front garden has parking for two cars. The rear garden is laid mainly to lawn with flower, tree and shrub borders, there is a gravelled area and side paved area.

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains/Water Meter

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

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

## **COUNCIL TAX BAND: C**

## **EPC RATING: TBC**

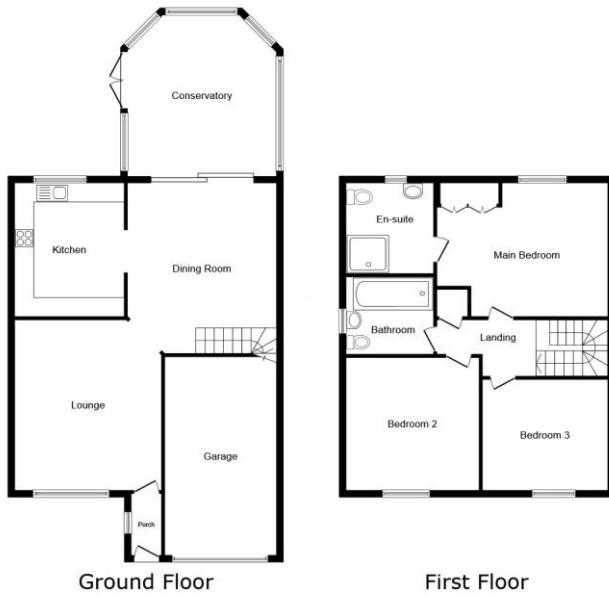
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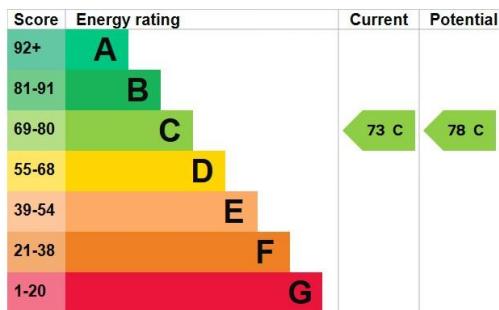
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