



# Kennersdene, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £750,000

## Description

SUBSTANTIAL FIVE BEDROOM SEMI DETACHED FAMILY HOME NESTLED WITHIN THE HEART OF TYNEMOUTH - SITUATED A STONE'S THROW FROM THE SEA FRONT, SHOPS AND EXCELLENT SCHOOLING

Offering generous and versatile accommodation across three floors, this impressive property is perfectly suited to modern family living. The home features a spacious open-plan kitchen and living area, ideal for both everyday life and entertaining, while a balcony overlooks the wonderful rear garden, providing a peaceful space to relax.

Further benefits include a large driveway with parking for up to four vehicles, five well-proportioned bedrooms throughout and a basement ideal for storage. Combining character, space, and an exceptional location, this outstanding home must be viewed to fully appreciate everything it has to offer.

Briefly comprising: upon entering the property, you are welcomed by a grand entrance hallway with a large cloakroom area, providing practical storage and access to the principal ground floor rooms.

To the front of the property is an elegant and spacious lounge, featuring a large bay window fitted with Victorian-style shutter blinds, allowing an abundance of natural light to flood the room whilst offering pleasant views over the front garden and driveway. Decorative coving enhances the character and presentation of this inviting reception space.

The heart of the home is the exceptional open-plan dining kitchen to the rear, perfectly designed for modern family living and entertaining. A large picture window overlooks the rear garden, while sliding doors open onto the balcony, seamlessly connecting indoor and outdoor living spaces.

The stylish kitchen is fitted with a range of wall and base units providing ample storage, complemented by a Belfast sink, integrated dishwasher, Bosch microwave, Beko range cooker with hob and extractor hood, and space for a freestanding American-style fridge freezer. The room benefits from a breakfast bar and offers excellent space for a large dining table as well as comfortable seating, creating a superb social and family environment.

A sliding door from the cloakroom area leads to a convenient ground floor WC, fitted with a low-level WC and wash hand basin.

To the first floor, a landing provides access to a generously sized double bedroom positioned to the front of the property, enjoying views over the front through a large window.

To the rear is a well-appointed shower/laundry room incorporating a WC, wash hand basin, shower cubicle with overhead shower, plumbing for both a washing machine and tumble dryer, together with useful built-in storage cupboards.

A secondary landing leads to three further bedrooms and the family bathroom. The family bathroom is well-proportioned and benefits from a large rear-facing window, comprising a WC, wash hand basin, panelled bath with shower attachment, separate shower cubicle and heated towel rail.

Two further generous double bedrooms are located on this floor. The rear bedroom enjoys attractive garden views and benefits from three built-in storage cupboards, while the front-facing bedroom features an impressive bay window flooding the room with natural light and also offers built-in storage. A fourth bedroom overlooks the front and includes fitted shelving.

A staircase leads to the second floor where an impressive principal bedroom suite occupies the entire level. This spacious and versatile room benefits from two large rear-facing windows overlooking the garden together with a Velux window to the front. The room offers ample space for a seating area or home office.

The en-suite bathroom is fitted with a WC, wash hand basin, Jacuzzi bath with shower attachment, heated towel rail and window providing natural light and ventilation. Useful eaves storage further enhances the practicality of this impressive suite.

Externally, sliding doors from the kitchen lead onto a beautiful balcony with steps descending to the well-maintained rear garden. The garden features both patio and lawn areas, providing excellent spaces for relaxation and entertaining. To the front, a generous driveway provides ample off-street parking for up to four cars, alongside an attractive front garden. There is also a storage room accessed via the front.

A particular feature of the property is the substantial basement area, accessed from the rear garden. Currently used as storage space, it offers tremendous potential for further development.

Further benefits include solar panels, enhancing the property's energy efficiency.

Ideally located close to the village centre, in catchment for excellent schooling and just a stone's throw away from the award winning Long Sands Beach which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle City centre including the Metro station close by. The village has a great choice of shops, restaurants and is host to a weekend market.

### Entrance Hallway

13'2" x 9'5"

### Cloakroom Area

6'9" x 5'5"

### Lounge

15'0" x 12'7"

### Dining Kitchen

22'9" x 12'5"

### Downstairs W.C

5'6" x 2'10"

### Landing

### Bedroom

15'7" x 10'0"

### Bedroom

17'3" x 13'0"

### Bedroom

12'7" x 10'5"

### Bedroom

10'2" x 9'3"

### Shower Room

8'9" x 8'9"

### Family Bathroom

10'2" x 8'10"

### Landing

### Master Suite

33'4" x 26'3"

### En Suite

12'9" x 3'8"

### Basement/Storage Area

### Balcony and Rear Garden

### Storage Room

10'9" x 10'3"

### Driveway

### Tenure

Freehold

### Additional Information

Full-fibre, super-fast 1GB broadband - wired Cat6 ethernet cabling throughout the house

Solar panels benefit from index-linked payments via the government's Feed-In Tariff scheme, plus free electricity when the sun shines

Three-zone Hive heating system, controlled by mobile app

Huge 300-litre pressurised water tank

Under-floor heating throughout ground floor

Acoustic glass on rear windows and sliding doors

