

FOR
SALE

LYNN COTTAGE 4 BYGATE ROAD, MONKSEATON NE25 8BN
£599,950



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- OPEN PLAN DINING KITCHEN
- DOWNSTAIRS SHOWER ROOM
- CONTEMPORARY FAMILY BATHROOM & SEPARATE WC
- DETACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING E

[VIEW PROPERTY](#)

VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
16'1 x 12'8
DINING KITCHEN
17'2 x 9'6, 7 x 6'6
REAR LOBBY
BEDROOM
12'7 x 8'9

DOWNSTAIRS SHOWER ROOM
7'2 x 3'10
LANDING
BEDROOM
12'6 x 9'6
BEDROOM
12'1 x 6'6
BEDROOM
10'3 x 9'8

BATHROOM
7 x 5'11
SEPARATE WC
GARAGE
13'7 x 11'3 & 11'5 x 6'5
FRONT GARDEN
REAR GARDEN

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Combining timeless period charm with sophisticated contemporary design, this exceptional four-bedroom detached home offers a truly individual living experience. Beautifully renovated and immaculately presented throughout, the property offers generous proportions, exquisite detailing and versatile accommodation, with one bedroom and a shower room situated on the ground floor. A charming vestibule with mosaic tiled flooring opens into a welcoming hallway with staircase to the first floor and useful understairs storage. The elegant, dual-aspect reception room is flooded with natural light, featuring a recessed log burner and bespoke floating shelves.

The stunning open-plan dining kitchen forms the heart of the home, thoughtfully designed with bespoke cabinetry, stone worktops, integrated appliances and a central island incorporating a dishwasher, storage and breakfast bar. A dedicated dining area with bespoke seating creates a sociable space for entertaining and everyday family life.

The ground floor further comprises a spacious bedroom with fitted wardrobes and a stylish shower room featuring a walk-in shower, vanity washbasin and WC.

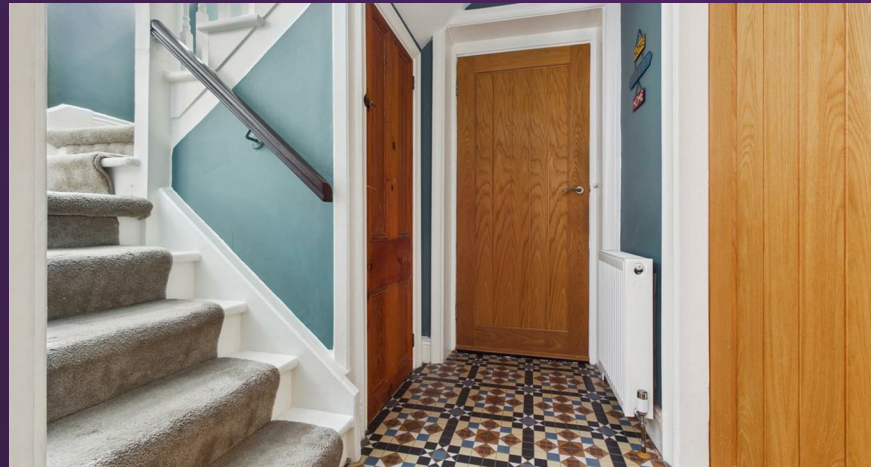
To the first floor are three further stylish bedrooms, including one with a cleverly designed home office area and elevated additional bed. A contemporary family bathroom with bath and shower over, vanity washbasin and separate WC completes the accommodation.

Externally, a driveway provides off-street parking with a detached garage to the rear, currently used as a gym and storage. The substantial, secluded rear garden features beautiful mature borders, artificial lawn, patio entertaining space, built-in bar area and water feature.

Situated in the highly sought-after Monkseaton Village, the property enjoys a welcoming community atmosphere, with independent shops, cafés, restaurants and everyday amenities close at hand. Excellent transport links, well-regarded schools and convenient access to the beautiful North East coast.

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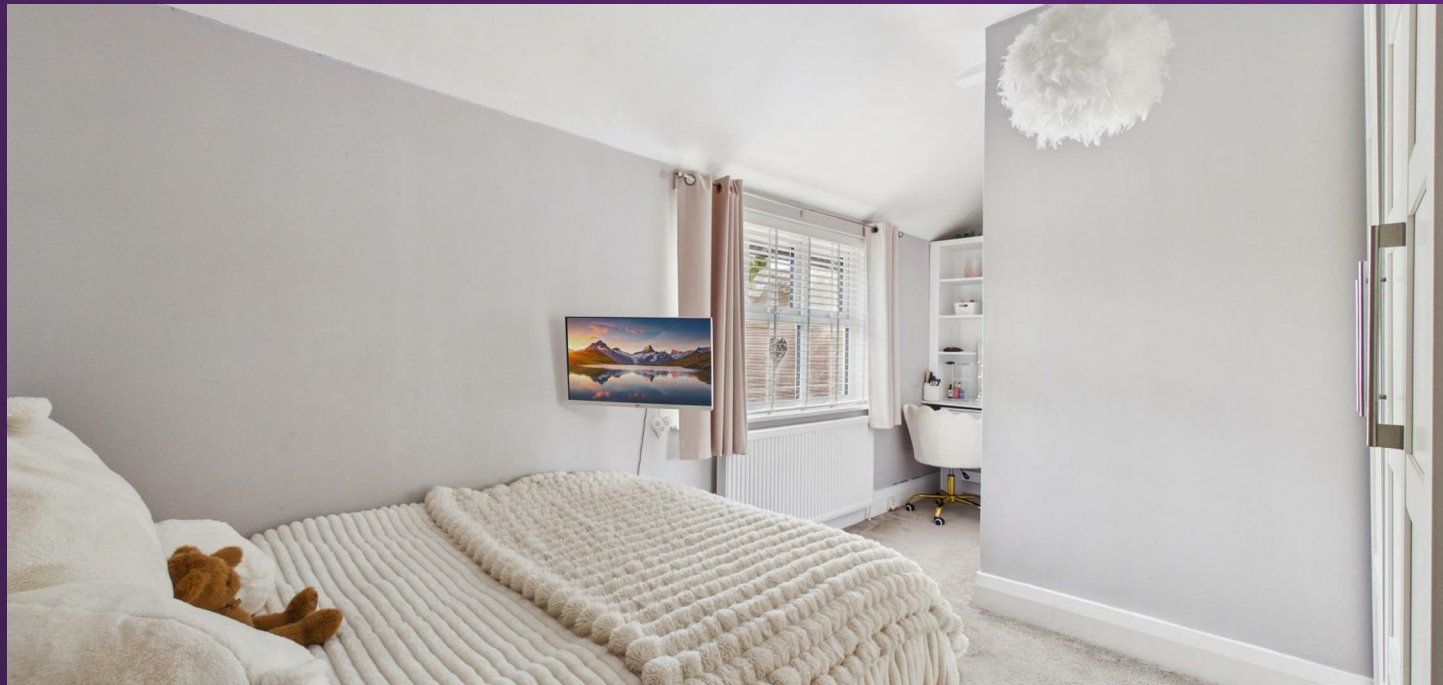
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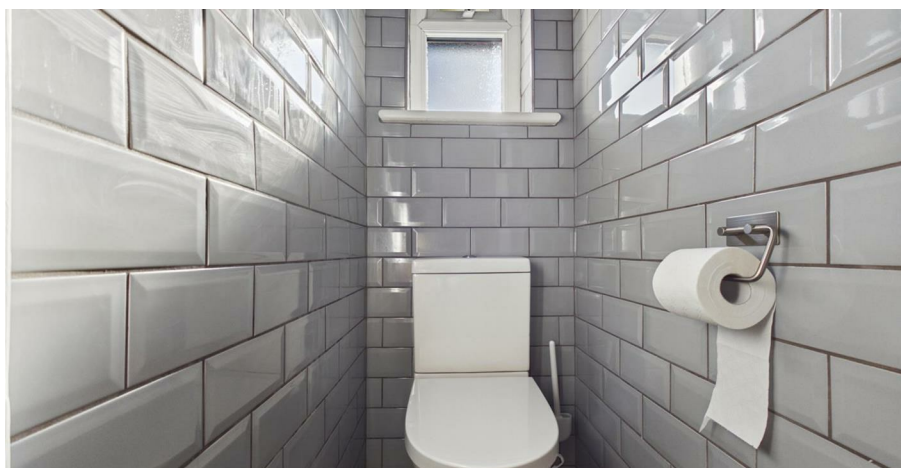
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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