



Turnberry Drive, Hebburn, NE31

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# Turnberry Drive, Hebburn, NE31

## Asking Price £279,950

TURNBERRY DRIVE, HEBBURN \* FOUR BEDROOMS \* 3 FLOORS \* FREEHOLD \* COUNCIL TAX BAND - C \* EPC RATING - B

Located in Hebburn, this four-bedroom home on Turnberry Drive offers 1,129 sq ft of well-arranged living space across a practical and functional layout. The property is well-suited to families or those looking for a home with room to grow.

The ground floor centres around a single reception room, offering a comfortable space for everyday living and entertaining. The layout flows sensibly throughout, with each room proportioned to make good use of the available space. Four bedrooms provide flexibility — whether for a growing family, regular guests, or a dedicated home office. Two bathrooms serve the household well, reducing the morning rush that often comes with a busy family home.

Externally, there is a single garage with room for 2-3 vehicles on the drive so plenty of off street parking. It also has a new electric car charger fitted. The property sits within an established residential neighbourhood in Hebburn, a well-connected area in South Tyneside. Day-to-day amenities are close to hand, including local shops, schools, and green spaces — making this a convenient base for family life. Transport links are strong, with straightforward access to nearby towns and cities for commuters.

Turnberry Drive represents a straightforward opportunity to acquire a spacious, well-located family home. With its combination of practical space, a sensible layout, and a convenient location, the property is well-positioned to suit a range of buyers.

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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

104.7 m<sup>2</sup>

1129 ft<sup>2</sup>

Reduced headroom

2.6 m<sup>2</sup>

28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

### Hallway

3'5" x 11'6"

The hallway on the ground floor is bright and welcoming, with neutral walls and carpeting. It provides access to the kitchen, living room, and WC, as well as the staircase leading to the upper floors.

### Kitchen

8'0" x 13'9"

The kitchen is bright and modern, featuring sleek white cabinets and black work surfaces that provide ample space for meal preparation. Integrated appliances include an oven and a hob with a stainless steel extractor hood above. A window allows natural light to fill the room, and there is space for casual dining with bar stools along the countertop. A freestanding washing machine and a dryer are neatly positioned under the counters, enhancing the room's practicality.

### Living Room

15'0" x 12'8"

The living room is a welcoming and spacious area with plenty of natural light streaming through the large French doors that open out onto the garden. The room comfortably accommodates a dining table and a seating area, creating a versatile space for relaxing or entertaining. Neutral decor and wood flooring add warmth and complement the inviting atmosphere.

### WC

2'10" x 5'7"

This practical cloakroom features modern tiling halfway up the walls and includes a basin, toilet, and a heated towel rail. It is conveniently located off the hallway, providing a handy facility for guests and family members alike.

### Landing

2'10" x 10'2"

The landing on the first floor is a light and airy space with a carpeted floor and white balustrades. It connects the bedrooms and bathroom on this level and leads up to the top floor.

### Bathroom

6'2" x 6'11"

On the first floor, the main bathroom offers a clean, contemporary design with light-coloured tiling and patterned floor tiles. It is fitted with a bath with a glass shower screen, a shower overhead, a modern basin, and a toilet. The room benefits from a window that provides natural light and ventilation.

### Bedroom 2

8'7" x 14'6"

Bedroom 2 is a generously sized double room with a large window that brightens the space and carpeting that adds warmth underfoot. Its neutral tones create a calming environment, and the room would be ideal for a restful night's sleep.

### Bedroom 3

8'6" x 12'1"

Bedroom 3 is a comfortable double room with a window that allows for natural daylight. Its neutral decor and carpeting make it a cosy space suitable for relaxation or guests.

### Bedroom 4 / Office

6'2" x 8'11"

This versatile room serves as Bedroom 4 or an office, providing a peaceful space for work or rest. It is well-lit by a window and features practical carpeting and neutral walls to suit a variety of uses.

### Landing

3'4" x 3'6"

The landing on the second floor is a compact area with carpeting and white balustrades connecting the large principal bedroom and its ensuite bathroom.

### Bedroom 1

11'2" x 24'0"

Bedroom 1 is a large and airy principal bedroom occupying the entire top floor. It features a spacious layout with plenty of room for bedroom furniture and a sitting area by the twin Velux windows, which bathe the

room in natural light. There are integrated storage cupboards making use of the available space. The decor is light and calming, with plush carpeting underfoot.

### Ensuite


6'4" x 8'1"

The ensuite bathroom is fitted with a walk-in shower, a basin, and a toilet. It features neutral tiling and patterned floor tiles, maintaining the clean and modern style seen throughout the home. The large window provides ample natural light and ventilation.

### Rear Garden

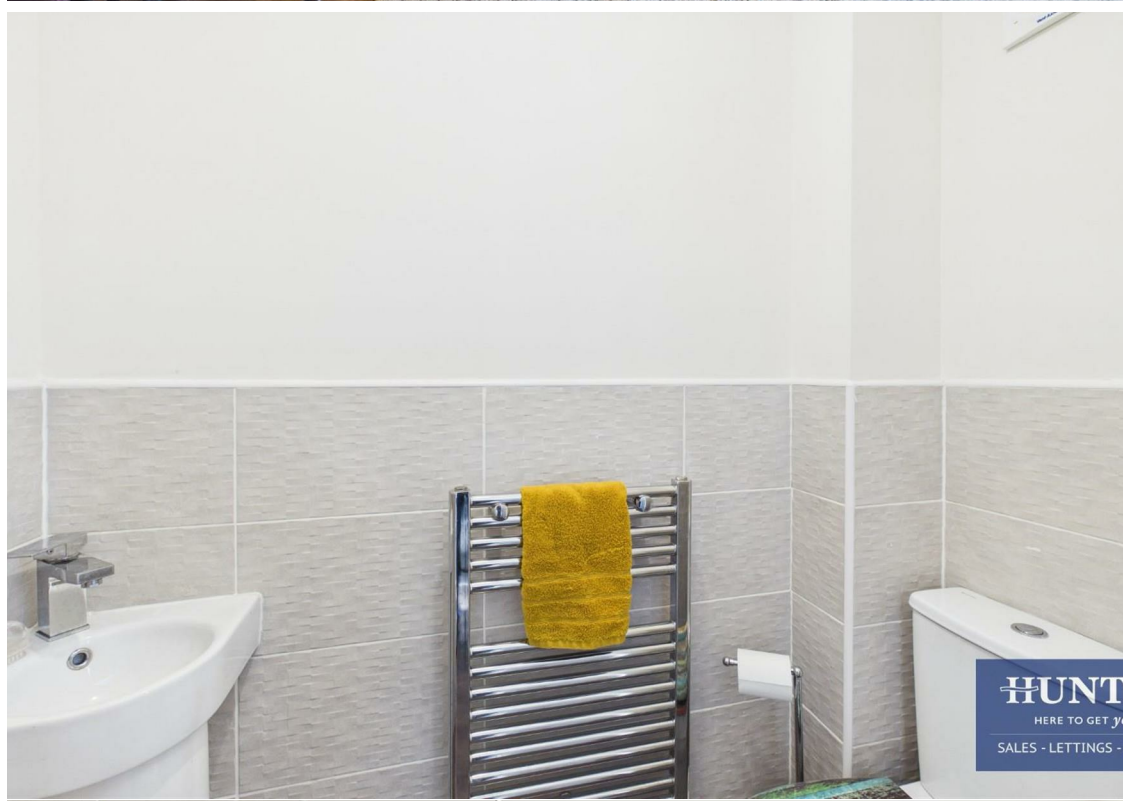
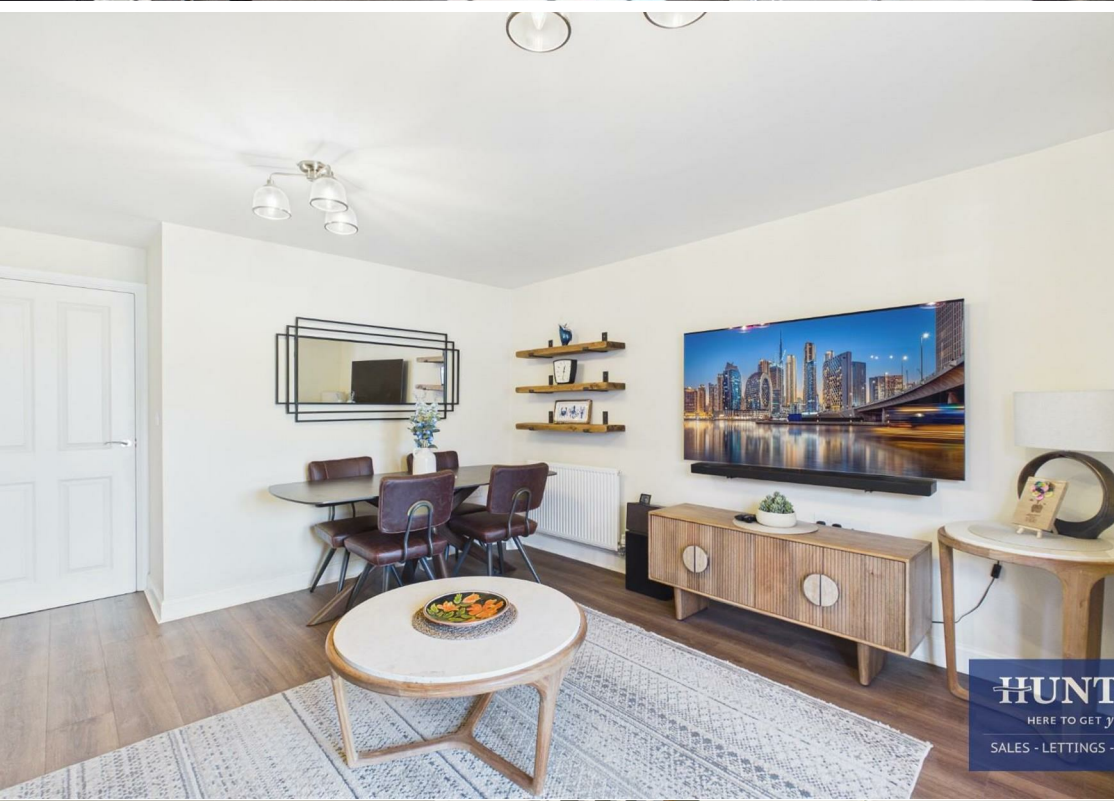
The rear garden is a pleasant outdoor space with a well-maintained lawn and a paved patio area. It offers an ideal spot for outdoor seating and entertaining, with a fenced boundary providing privacy. A garden gazebo adds a charming feature to the space, perfect for relaxing outside.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







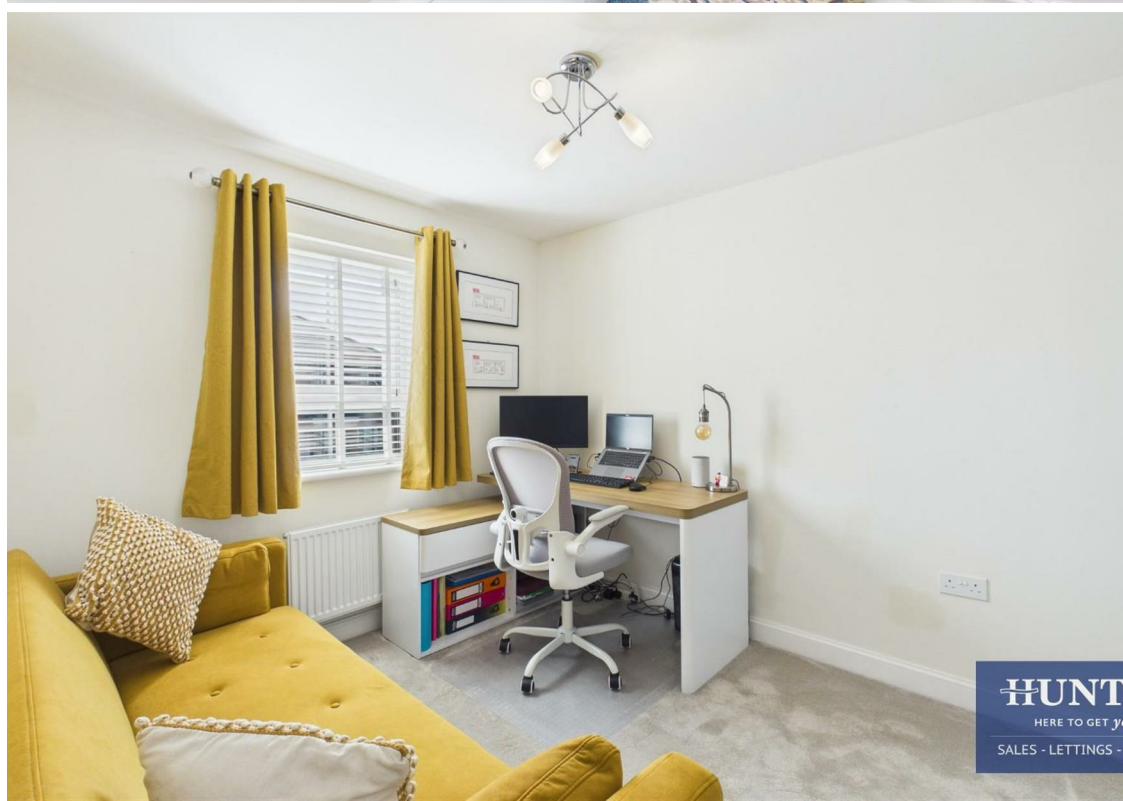
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