Susan Spokes
Real Estate

# Acacia Gardens

## South Shields NE34 8PE

A truly exceptional and beautifully presented family home, offering generous and versatile accommodation throughout. This impressive property features four well-proportioned bedrooms, a stylish family bathroom, and a luxurious principal suite complete with a dressing area and contemporary ensuite shower room.

At the heart of the home is a stunning, light-filled kitchen/dining space, thoughtfully designed for modern family living. The room boasts a striking central island, integrated appliances, and ample space for dining and socialising. Double doors open directly onto the sunny rear garden, seamlessly blending indoor and outdoor living—perfect for entertaining guests or enjoying relaxed family time.

Set on a generous plot, the property benefits from a private, enclosed wrap-around garden with multiple patio areas, seating spaces, a built-in BBQ, and a well-maintained lawn, allowing you to enjoy the sun throughout the day.

£385,000

# 1 Acacia Gardens

## South Shields NE34 8PE

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- DETACHED FAMILY SIZE HOME ON A GENEROUS PLOT
- FOUR BEDROOMS
- GROUND FLOOR CLOAKS
- CONTEMPORARY KITCHEN/DINER
- WRAP AROUND GENEROUS GARDENS
- GARAGE AND DRIVEWAY FOR OFF STREET PARKING
- VERY WELL PRESENTED HOME
- IDEAL LOCATION FOR COMMUTING AND AMENITIES
- MASTER BEDROOM WITH EN SIOTE AND DRESSING ROOM
- NOT TO BE MISSED

**Entrance Hallway**
An inviting and neutrally presented entrance hallway accessed via a stylish composite front door, setting the tone for the rest of the home. The space features elegant tiled flooring, contemporary ceiling spotlights, and a radiator. A staircase rises to the first floor, while double doors open into both the lounge and dining room, creating a seamless and sophisticated flow between the principal living spaces.

**Lounge**
A spacious and beautifully presented reception room featuring neutral décor and stylish light grey flooring. Double glazed doors open directly onto the garden, flooding the room with natural light and creating a bright, airy atmosphere.

**Dining Room**
Accessed via double doors from the hallway, this modern dining room is beautifully presented with neutral décor and stylish light grey tiled flooring. The space flows seamlessly from the hallway, creating an ideal setting for both everyday dining and entertaining, while providing convenient access through to the kitchen.

**Kitchen/Diner**
A spacious and contemporary kitchen/diner, thoughtfully designed to create the true hub of the home. The room features stylish light grey tiled flooring and an attractive range of shaker-style units, complemented by integrated appliances including a fridge freezer, dishwasher, electric hob, and a double eye-level integrated electric oven with a stainless steel extractor over. Recessed ceiling spotlights provide a sleek and modern finish.

A striking central island offers additional storage and a seating area, perfect for casual dining and socialising. The space also benefits from a built-in storage cupboard and a separate utility cupboard with plumbing for a washing machine, along with access to the ground floor cloakroom. Double doors fitted with smart-fit blinds open onto the garden, flooding the room with natural light and creating a wonderful, sunny space in which to start the day.

**Cloaks**
A modern and well-presented ground floor cloakroom comprising a low-level WC and a pedestal wash hand basin with mixer tap and tiled splashback. The room features tiled flooring, recessed ceiling spotlights and an extractor fan. Neutrally decorated and part tiled, creating a clean and contemporary finish.

**First Floor Landing**
A neutrally presented landing with elegant grey flooring, providing a bright and welcoming transition between rooms. Access to the loft is via a convenient pull-down ladder, combining practicality with a clean, contemporary finish.

**Master Bedroom**
A spacious rear-aspect master bedroom, beautifully presented with neutral décor and a stylish feature wall. The room benefits from sliding mirrored fitted wardrobes, a radiator, and a UPVC window that floods the space with natural light. An opening leads to a dedicated dressing area, with a door providing direct access to the ensuite, creating a luxurious and functional retreat.

**En Suite**
A contemporary and part-tiled en suite bathroom, designed with both style and functionality in mind. The three-piece suite comprises a walk-in double shower with mains-powered shower, a low-level WC, and a pedestal sink. Tiled flooring and partially tiled walls complement recessed ceiling spotlights, while a heated towel rail and UPVC double-glazed window complete the room.

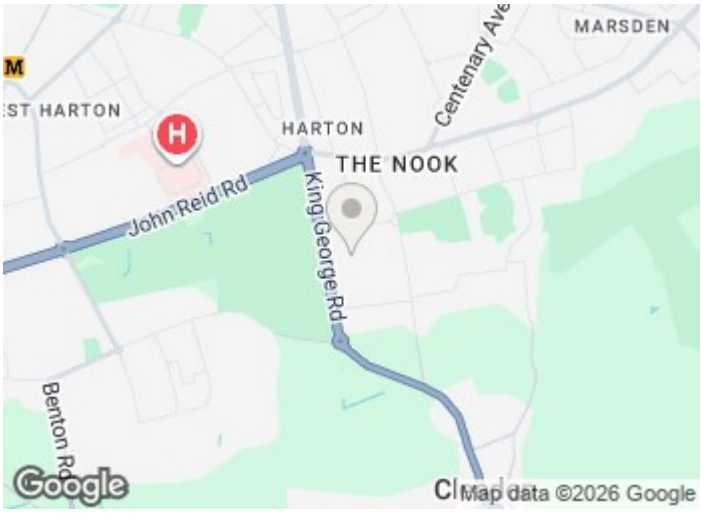
**Dressing Area**
A fabulous addition to the master suite, this dressing area is thoughtfully designed for style and convenience. It features mirrored fitted wardrobes and drawers, a fitted mirror, and recessed ceiling spotlights, providing a bright and elegant space. A door leads directly through to the ensuite, completing this luxurious master suite.

**Bedroom Two**
A generous double bedroom with a front-aspect window, beautifully presented in neutral décor. The room offers ample space for a variety of furnishings and benefits from sliding door wardrobes, providing practical storage while maintaining a sleek and contemporary finish.

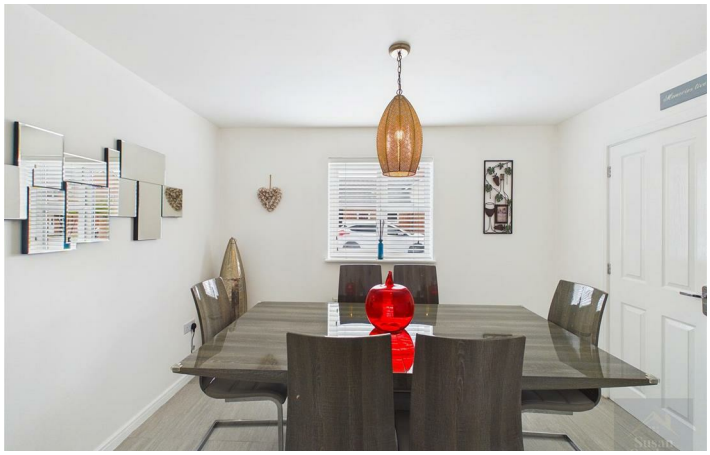
**Bedroom Three**
A well-proportioned double bedroom, neutrally decorated to create a bright and inviting space.

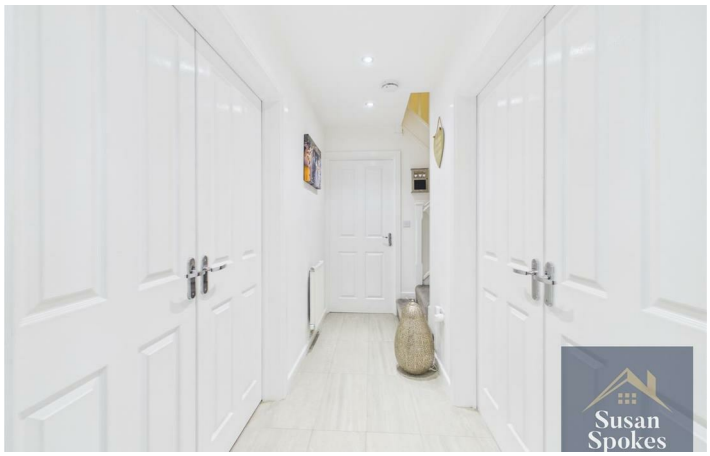
**Bedroom Four**
An exceptionally handy bedroom, thoughtfully designed with fitted wardrobes to both sides, providing excellent storage while maintaining a streamlined and functional layout. Ideal as a bedroom, home office, or versatile guest space

**Family Bathroom**
A modern and stylish family bathroom featuring a three-piece suite comprising a panelled bath with mains-powered overhead shower and glazed shower screen, a low-level WC, and a




## Directions

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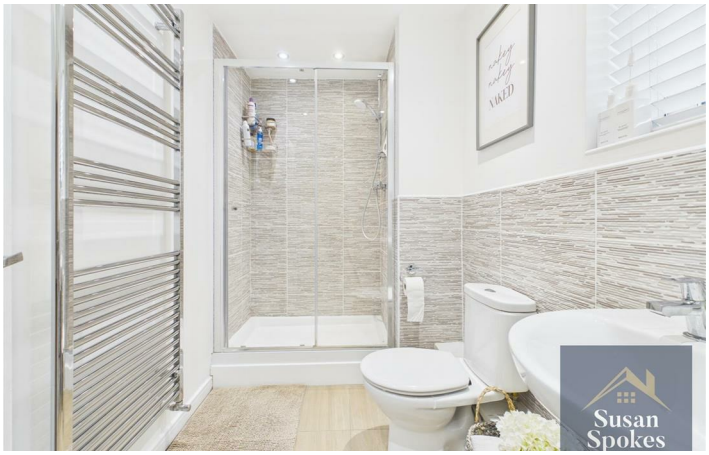
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## Floor Plan

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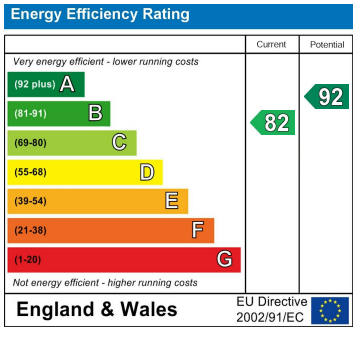


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