



Grosvenor Road South Shields NE33 3QQ

Set within the characterful Grosvenor Lodge on private gated grounds, this exceptional ground-floor residence is just a short stroll to the wonderful coastline. Filled with bespoke fittings and period charm, it offers a seamless blend of elegance, comfort, and contemporary style.

The grand hallway, with Fired Earth tiled flooring and Farrow & Ball décor, leads to a superb open-plan living and kitchen area. Flooded with light from a west-facing aspect, the high-gloss fitted kitchen features a bespoke island with granite work surfaces, integrated appliances, and clever storage, flowing effortlessly into a dining area with Venetian plaster feature artwork and a spacious lounge – perfect for entertaining. A sun room with oak flooring, a wood-burning stove, and fitted blinds provides a cosy retreat with a pretty garden outlook.

The principal bedroom impresses with brick slip feature décor, a dressing room, and a luxurious en suite with underfloor heating and waterfall shower, with double doors opening onto the garden. Two further double bedrooms share a bespoke shower room with ambient lighting and chrome heated towel rail, offering a total of three bedrooms and two bathrooms. A practical utility room completes the accommodation.

£395,000

Apt 2 ,26 Grosvenor Road

South Shields NE33 3QQ



- GROUND FLOOR RESIDENCE SET IN THE PRIVATE GROUNDS OF GROSVENOR LODGE
- OPEN PLAN LIVING AND KITCHEN/DINER
- SECURE ENTRY
- CONTEMPORARY DECOR THROUGHOUT
- THREE BEDROOMS
- SUN ROOM WITH WOOD BURNING STOVE
- CLOSE TO THE COAST
- TWO SHOWER ROOMS
- PRIVATE GARDEN
- TWO ALLOCATED PARKING SPACES

Entrance

An impressive grand hall featuring original period details, complemented by a secure entry system, leads to the main entrance of this wonderful ground floor luxury residence.

Hallway

A generously proportioned and beautifully presented hallway featuring Fired Earth tiled flooring and elegant Farrow & Ball décor. Thoughtfully designed with a bespoke pantry and custom coat storage, this impressive space provides a luxurious introduction to the rest of the residence.

Open Plan Living Area and Kitchen

Open Plan Living Area & Kitchen: an exceptional, light-filled space enjoying a desirable west-facing aspect, showcasing open-plan living at its finest with stylish contemporary décor. The high-gloss fitted kitchen is centred around a fantastically modern and features granite work surfaces, an integrated induction hob, oven and microwave, stainless steel sink with mixer tap, integrated dishwasher, and cleverly designed integrated bin storage.

The dining area is beautifully defined and enhanced by striking Venetian plaster feature artwork, creating an elegant setting for entertaining, with ample space for a full dining suite. This flows seamlessly into the lounge area, forming a fantastically modern and sociable living space ideal for both everyday living and hosting.

Sun Room

A charming and inviting space featuring oak flooring and a wood-burning stove, creating a warm and cosy atmosphere. Fitted blinds provide practicality, while the room's desirable west-facing aspect fills the space with natural light. Enjoying a pretty outlook over the private garden, this delightful nook is perfect for relaxing.

Master Bedroom

A stunning principle double bedroom with real wow factor, enhanced by stylish brick slip feature décor. This impressive space further benefits from a luxurious en suite shower room and a dedicated dressing room, and is complemented by double doors opening out to the garden, creating a seamless connection between indoor and outdoor living.

En Suite

A beautifully appointed shower room featuring the luxury of underfloor heating, a mains-fed waterfall shower, wash hand basin and WC, all finished to a high standard.

Dressing Room

A beautifully designed en suite dressing room, thoughtfully fitted with wardrobes and a dressing table, offering a stylish and functional space for clothing and accessories.

Bedroom

A spacious double bedroom with contemporary décor, offering ample room for furnishings and creating a comfortable, versatile living space.

Bedroom

Currently configured as a dressing room with extensive fitted storage, which can easily be removed to create a generous third double bedroom, offering flexibility to suit your lifestyle.

Main Shower Room

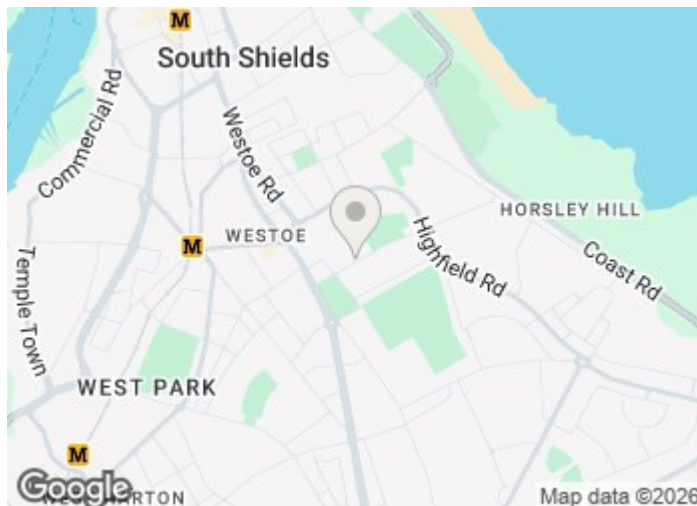
A bespoke shower room designed for comfort and style, featuring a walk-in shower enclosure, WC, and wash hand basin. Two sets of lighting create a relaxing ambience, complemented by a chrome heated towel rail for added luxury. To add to the luxury there is also under floor heating.

Utility Room

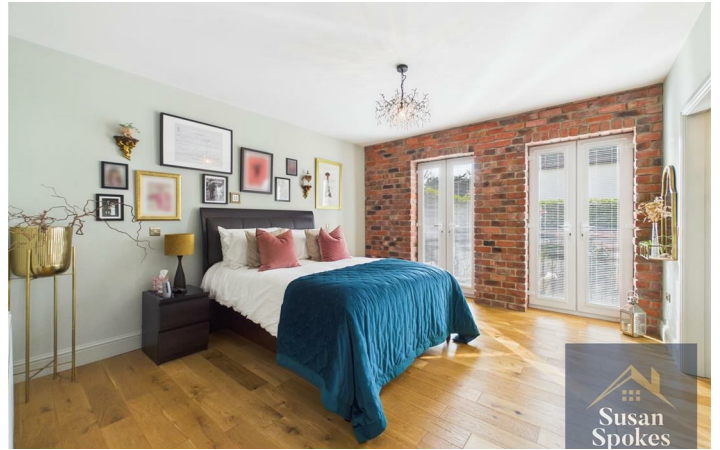
A practical and well-equipped space featuring storage cupboards, plumbing for a washing machine, and housing the boiler, complete with handy shelving for added organisation.

External

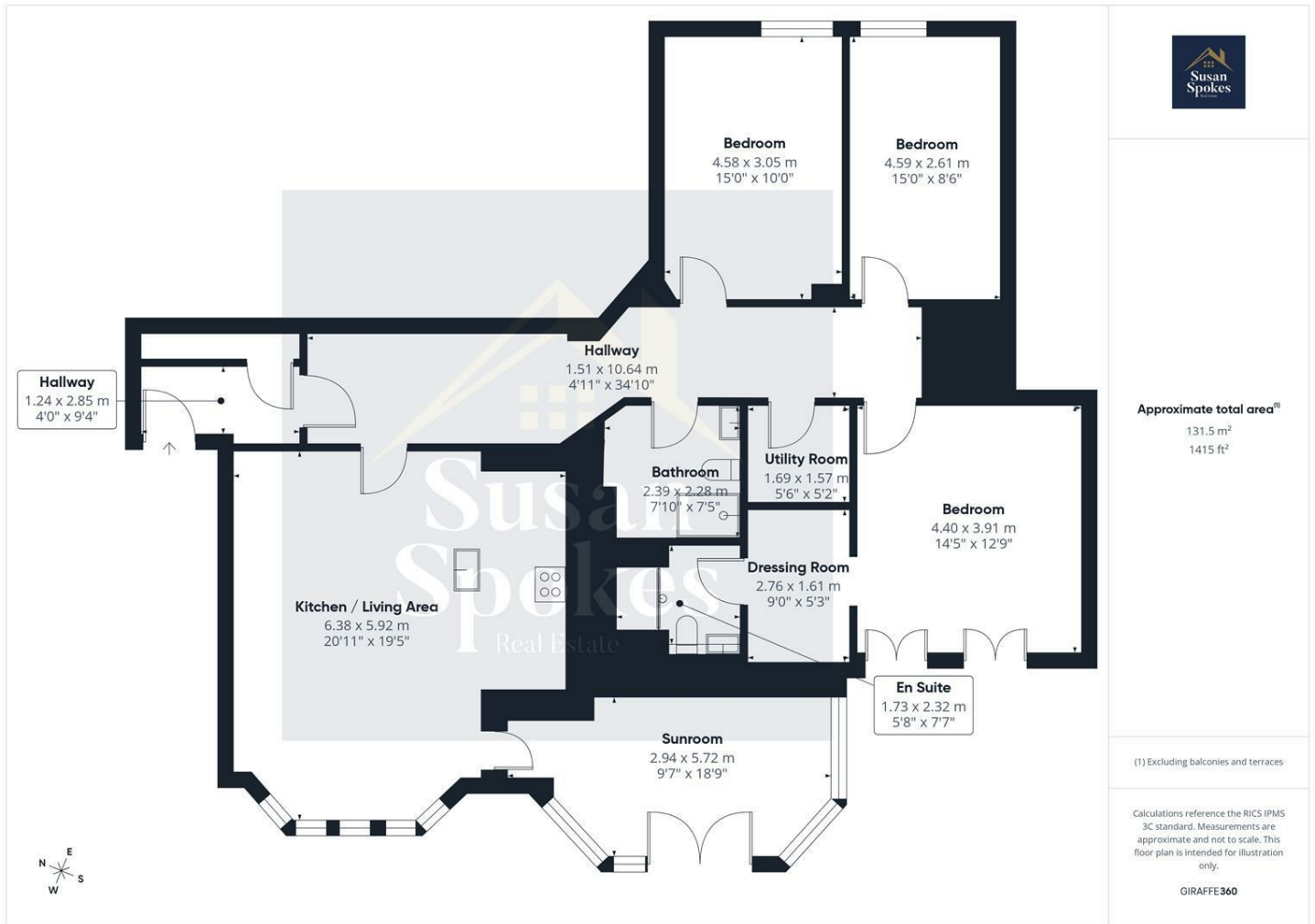
Set within Grosvenor Lodge on private grounds, this ground-floor luxury residence boasts a delightful west-facing private garden to the rear, accessible both from the sun room and via a side entrance from the front. The garden enjoys sunny south and west-facing aspects and features two bespoke decked patio seating areas, low-maintenance shrubs and plants, and charming decorative touches throughout. Private and peaceful, the space also includes a storage shed, there is outdoor lighting creating a quaint and picturesque outdoor retreat. The garden also benefits from electrical points and an outdoor tap. There are also two allocated parking spaces.



Directions



Floor Plan



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