

FOR
SALE

38 THE WYND, NORTH SHIELDS NE30 2TE
£550,000



4 BEDROOM HOUSE - DETACHED

- STUNNING FOUR BEDROOM DETACHED HOUSE
- CORNER PLOT IN CUL DE SAC
- CONTEMPORARY RECEPTION ROOM & CONSERVATORY
- FABULOUS KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS WC
- STYLISH FAMILY BATHROOM & ENSUITE
- PART GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM
13'10 x 11'6

KITCHEN DINER
29'9 x 9'6

CONSERVATORY
13'10 x 11'11

UTILITY ROOM
6'9 x 4'8

DOWNSTAIRS WC

LANDING

BEDROOM
12 x 12

ENSUITE

BEDROOM
9'9 x 9'8

BEDROOM
9'4 x 8'3

BEDROOM
11'2 x 6'9

BATHROOM WC
6'6 x 5'6

PART GARAGE
8'2 x 5'11

FRONT GARDEN

REAR GARDEN

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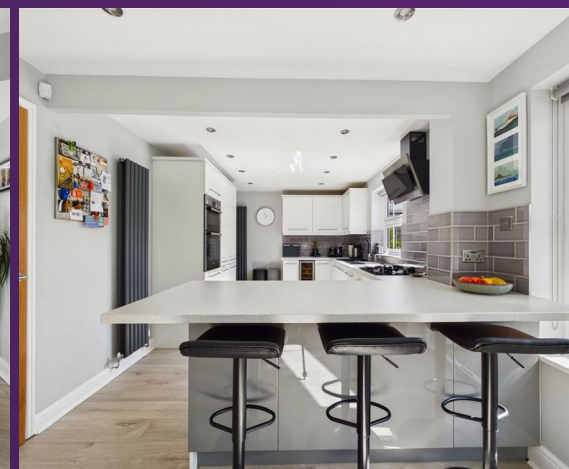
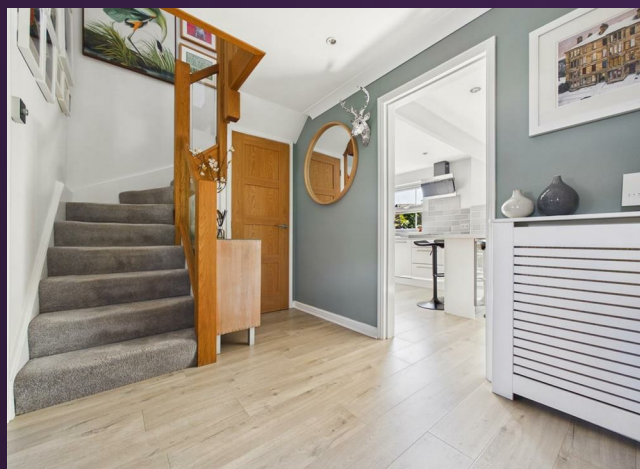
An exceptional opportunity to acquire this stunning, immaculately presented four-bedroom detached family home, occupying a desirable corner plot within a peaceful cul-de-sac in the highly sought-after residential location of The Wynd, North Shields. Boasting approximately 1,350 sq ft of beautifully appointed accommodation over two floors, this property has been thoughtfully interior designed to an outstanding standard.

Upon entering, you are welcomed by a spacious and elegant hallway, featuring a bespoke solid oak and glass staircase. Doors lead to a stylish reception room, contemporary kitchen diner, and a convenient downstairs WC. The reception room is both cosy and sophisticated, centred around a feature log burner. The impressive open-plan kitchen diner is the heart of the home, ideal for modern living and entertaining. It offers a range of high gloss units with contrasting worktops, integrated eye-level double oven, gas hob with extractor, wine cooler, fridge freezer, and dishwasher. A five-seater breakfast bar and space for a six-seater dining table enhance the layout. The kitchen flows into a utility room with additional storage and appliance space. To the rear, an airy conservatory with French doors opens onto the garden. Upstairs, there are four stylish bedrooms. The principal bedroom benefits from fitted wardrobes and a sleek ensuite with walk-in shower, vanity basin, and integrated WC. A second bedroom also features built-in storage. The contemporary family bathroom includes a bath with shower over, vanity basin, and integrated WC.

Externally, there is a part garage for storage, a well-maintained front garden, and a driveway for multiple cars. The rear garden is a standout feature: south-facing, secluded, and beautifully landscaped with a stone patio, lawn, flower beds, and mature shrubs, creating a private and tranquil outdoor haven perfect for relaxing or entertaining. Ideal for a range of buyers seeking style, space, and a prime location.

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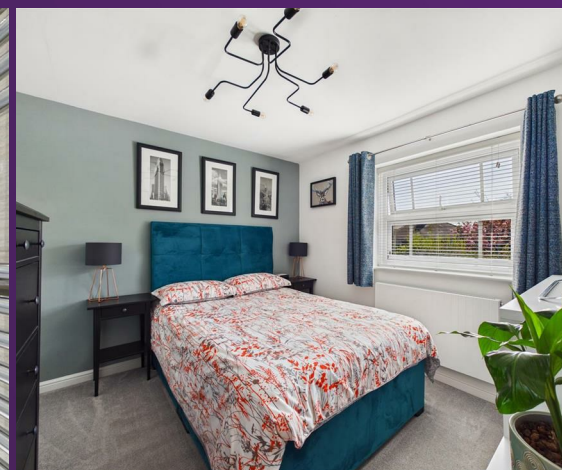
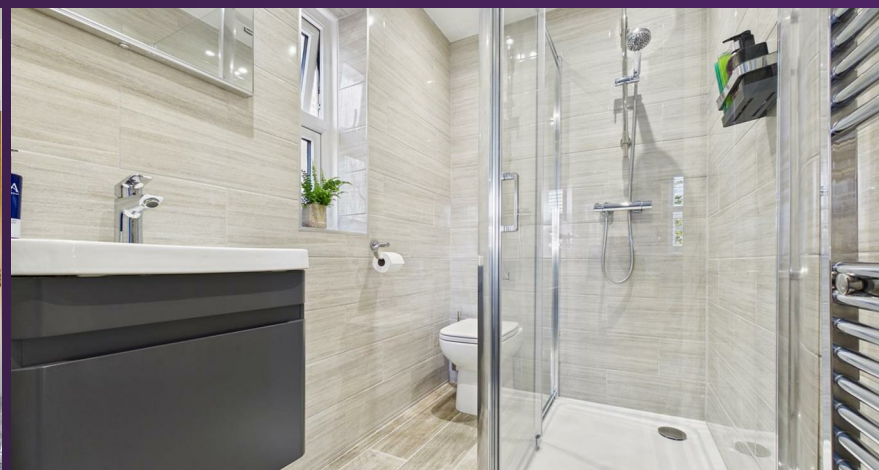
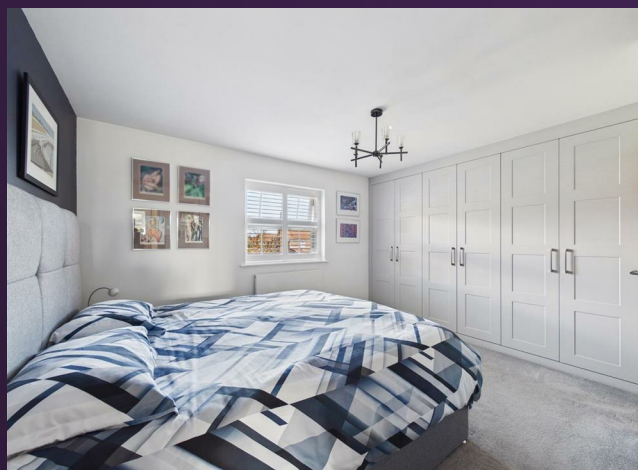
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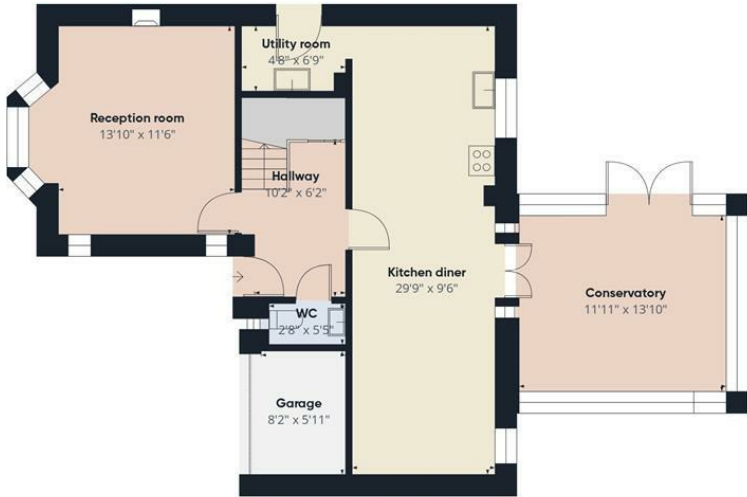
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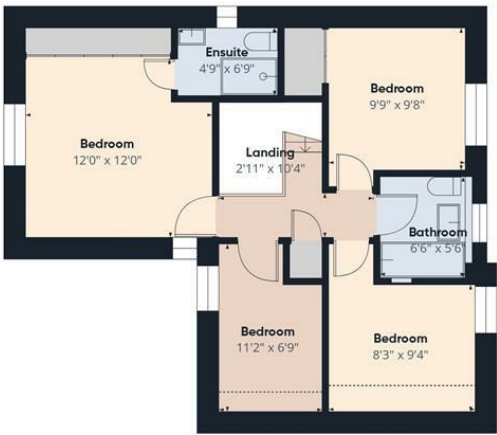
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1350 ft²
Reduced headroom
25 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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