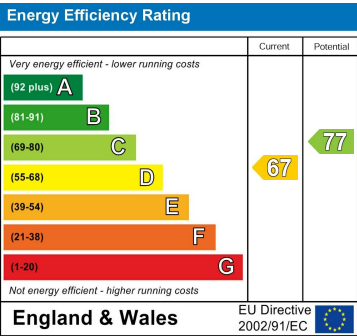




Kennersdene, Tynemouth



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £995,000

Description

SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME NESTLED WITHIN THE HEART OF TYNEMOUTH - SITUATED A STONE'S THROW FROM THE SEA FRONT, SHOPS AND EXCELLENT SCHOOLING

Beautifully appointed five bedroom detached family home, situated within this sought after area in Tynemouth. Offering generous sized accommodation set over three floors, boasting original period features such as stunning stained glass windows, panelling and covings. Must be seen to appreciate everything this wonderful home has to offer.

Briefly comprising: Entrance vestibule to an impressive and spacious hallway with stairs to the first floor, original wall panelling and an integral cloakroom and under stairs cupboard. Overlooking the front of the home is the initial reception room, bursting with period charm the ample space features a stunning bay window and feature fireplace with open fire. Positioned adjacent, sits the secondary reception space. Similar in design to the first, the ample living area also boasts a large bay window and modern gas fire.

Progressing into the rear of the property, the snug also benefits from a bay window, plus a double integral storage cupboard and convenient downstairs WC, with the addition of access to the kitchen.

Moving into the breakfasting kitchen, well equipped with a good range of wall, base and drawer units framed with granite worktops, the space is fitted with a Belfast style sink, American style fridge/freezer, dishwasher, microwave and Aga cooker. Presenting an island layout with incorporated breakfast bar for dining, the kitchen is contemporary whilst retaining its period features. From here the rear garden and sunroom can be accessed, via two sets of French doors.

L shaped in design, the considerable sunroom wraps around the property, providing direct access to the rear garden. Housing a log burner, the space can be utilised as a further reception room all year round.

Upon the first floor is a bright and airy landing continuing the period charm in the form of wall panelling and a stained glass window, furnished with an integral storage cupboard and access to all rooms. There are four generous sized bedrooms on this floor, the principal of which benefits from a sizeable recently refurbished en suite shower room, comprising a walk in rainfall shower, wall mounted vanity wash basin, integral W.C., heated towel rail and LED mirror, complete with a double utility cupboard offering fixtures and plumbing for appliances.

Further to the en suite, there is a modern family bathroom with integral WC, bath with wall controls, separate shower cubicle and wall mounted wash basin.

To the the second and final floor, the fifth bedroom and separate shower room are positioned, as well as further integral storage. Offering bespoke fitted wardrobes and integral eaves storage, the fifth bedroom is thoughtfully designed and amply sized, whilst the shower room houses a WC, walk in rainfall shower and vanity wash basin.

Externally, the property benefits from beautifully maintained enclosed wraparound gardens, facing both west and south to take full advantage of the sun throughout the day into the evening. Offering initial patio areas, the gardens are finished with tall mature shrub borders for ultimate privacy, maintained lawns, shed and greenhouse. To the front, there is a driveway to accommodate up to three cars with access to the detached garage.

Ideally located close to the village centre and a stone's throw away from the award winning Long Sands Beach which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle City centre including the Metro station close by. The village has a great choice of shops, restaurants and is host to a weekend market.

Entrance Vestibule
4'5" x 3'11"

Hallway
10'3" x 18'3"

Reception Room One
13'8" x 15'1"

Reception Room Two
13'9" x 15'0"

Snug
12'2" x 10'10"

WC
3'10" x 5'0"

Kitchen Diner
21'9" x 12'1"

Sunroom
17'2" x 23'11"

First Floor Landing
9'8" x 19'1"

Bedroom One
13'9" x 15'2"

En Suite
8'4" x 8'10"

Bedroom Two
13'8" x 15'8"

Bedroom Three
15'10" x 11'8"

Bedroom Four
10'3" x 10'4"

Bathroom
7'2" x 10'10"

Second Floor Landing
4'10" x 5'11"

Bedroom Five
16'6" x 12'4"

Shower Room
6'5" x 6'2"

Detached Garage
9'3" x 20'11"

Wraparound Gardens

Tenure
Freehold

