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Ballast Hill Road

North Shields, NE29 6UY

Offers In Excess Of £550,000



Hunters are delighted to welcome to the market for sale this fantastic family home in North Shields.

Located on the desirable Ballast Hill Road in North Shields, this modern house, built in 2018, offers a splendid blend of contemporary living and picturesque views. Spanning an impressive 1,464 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The layout is thoughtfully designed with an open-plan living area that seamlessly connects to the large balcony terrace, perfect for enjoying the stunning river and marina views.

The house features a large reception area on the first floor, providing a welcoming space for relaxation and entertainment. With three well-appointed bathrooms, including two en-suite, convenience and comfort are at the forefront of this property. The family bathroom is also tastefully designed, catering to the needs of a busy household.

Outside, the rear garden offers a tranquil retreat, ideal for outdoor gatherings or simply unwinding in the fresh air. Additionally, the property provides ample parking and EV charging, a valuable asset in this



External
Under-balcony driveway providing hardstanding for two cars. With electric roller garage door; wall mounted EV charging and bin store.

Hallway 21'3" x 7'4" (6.48 x 2.24)
Wood-floored entrance hallway with radiator and presented in light and neutral decor. With double-doored storage for washing appliances and leading to;

Ground floor Wc 2'10" x 6'4" (0.87 x 1.94)
Ground floor WC with Toilet, Basin and Radiator.

Utility 10'4" x 5'7" (3.16 x 1.71)
Utility Room off Hallway and Garage, Housing the Boiler and providing versatile Storage.

Garage 10'4" x 13'4" (3.16 x 4.07)
Garage with Electric roller door to driveway.

Bedroom Two 13'0" x 15'0" (3.97 x 4.59)
Double Bedroom to Ground Floor with plantation shutters and doors out to the Rear Garden and fitted storage. Configurable as Secondary Sitting Room. With Door to;

Bedroom Two En Suite 5'2" x 7'2" (1.59 x 2.20)
Tiled Ground Floor En Suite Shower Room. With Toilet, Basin, Heated Towel Rail and Shower.

Stairwell 7'0" x 9'0" (2.14 x 2.76)
Feature Wooden Stairs to the above floors.

Living Room 18'1" x 11'1" (5.52 x 3.40)
Large Living room. With Wooden Floors, Two sets of doors to the Balcony behind plantation shutters. Open plan with;

Kitchen 10'10" x 9'0" (3.31 x 2.76)
Modern fitted peninsula kitchen with integrated appliances (Oven, Microwave, Fridge, Freezer, Dishwasher, Wine Cooler, Gas Stove) and window over rear garden.

Balcony 18'1" x 11'5" (5.52 x 3.49)
Well proportioned, south-facing glass sided balcony affording views over the Marina and River.

Second Floor Landing 6'4" x 10'4" (1.95 x 3.15)
Carpeted Landing to the second floor with doors to laundry cupboard; all three bedrooms to this level and hatch to the loft.

Bedroom Three 9'4" x 10'5'1" (2.85 x 3.21)
Double Bedroom to the front of the property with Juliet Balcony towards Marina. Currently being used as a home-office.

Bedroom Four 11'0" x 9'0" (3.37 x 2.75)
Double Bedroom to rear of the property. With plantation shutters and neutral decor.

Family Bathroom 5'6" x 7'2" (1.68 x 2.19)
Tiled family Bathroom with Shower over Bath, Heated Towel Rail, Toilet and large mirror.

Bedroom One 8'11" x 17'7" (2.72 x 5.38)
Principle Bedroom to the Front of the Property. With Juliette balcony to the Marina and Space for free-standing wardrobes. Leading to;

Bedroom One En Suite
Principle En Suite with Shower, Basin, Toilet, Heated Towel Rail and Privacy window to the side aspect.

Rear Garden
Fenced Rear garden laid mostly to lawn with Patio Area. Enjoying the benefit of outdoor water and electric supply. Accessible both internally and from side-return.

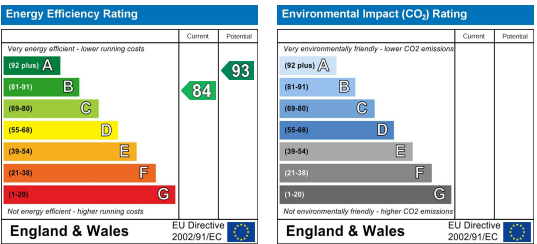
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.