



The FAB House

The Plateau, North Shields

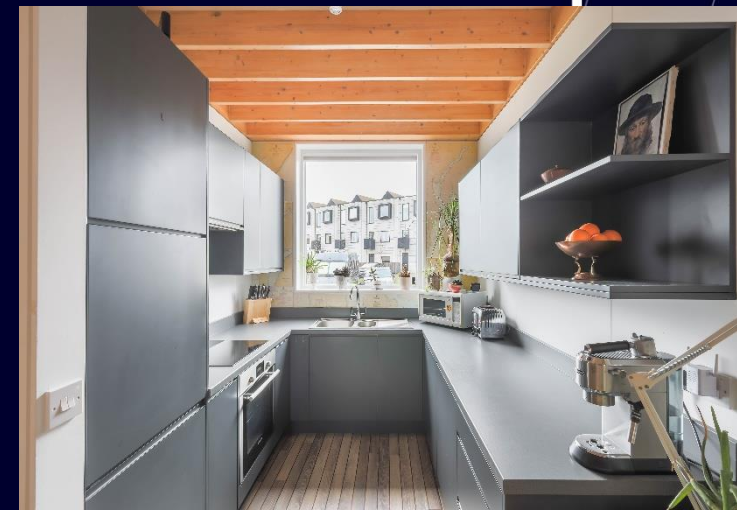
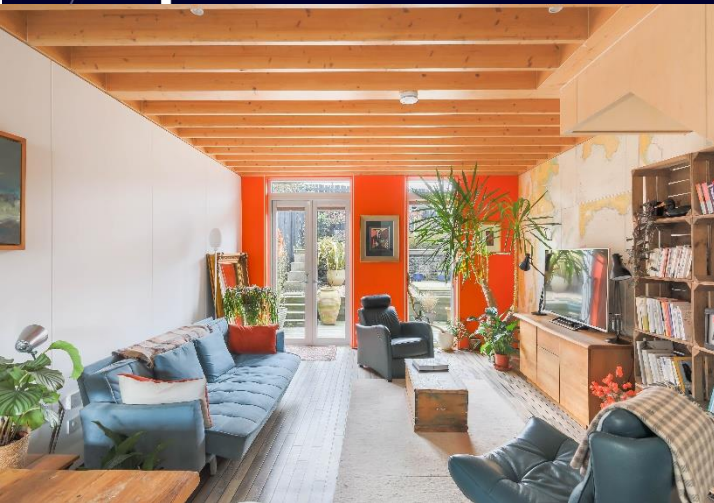


The FAB House, 29 The Plateau, Smiths Dock, North Shields, NE29 6TA

FAB House, The Plateau is a very special edition of House; a unique and innovative design created by one of the most respected minds in modern housing, George Clarke. Built with smart technology, unique architecture and ideal for modern day living.

This three bedroom end terraced house is ideal for those buyers who enjoy an outdoor lifestyle. The Plateau sits within easy walking distance of the vibrant North Shields Fish Quay, renowned for its independent restaurants, cafés and coastal charm. The beautiful golden sands of King Edward's Bay are also just a short stroll away, offering scenic coastal walks and spectacular sea views. For commuters, the property benefits from excellent transport connections, with the Coast Road nearby and North Shields Metro Station providing convenient links across the wider region.

Upon entry is the entrance hallway which includes plush built in storage and a downstairs WC. From here, the home opens into a stunning open plan kitchen, living and dining space complimented with dual aspect views and floor to ceiling double glass doors which span the rear elevation, framing views of the across the rear garden retreat creating a seamless connection between indoor and outdoor living. The kitchen includes matt finished wall and base handleless cabinetry, as well as integrated appliances including a dishwasher, induction hob and a newly fitted oven.





The first floor hosts three well proportioned bedrooms, one of which is currently arranged as a study or home office, ideal for remote working. The principal bedroom is particularly impressive and is arguably one of the best positioned rooms within the street, enjoying elevated views stretching towards the River Tyne. Completing the upper floor is a spacious and stylish bathroom featuring a modern three piece suite comprising a bath with overhead shower, wash basin and WC, enhanced by chrome fittings and ample built in storage.

Externally, the property continues to impress with a beautifully designed garden retreat. The outdoor space incorporates both decked and gravelled areas, creating a low maintenance yet highly attractive setting for relaxing or entertaining. The garden wraps around the side of the property, where a substantial private driveway provides parking for multiple vehicles, ideal for those with a caravan, boat or additional vehicles. Notably, only two FAB Houses within the development benefit from such a spacious and private driveway. The property also includes allocated parking spaces along with visitor parking bays nearby.

The current owner has further enhanced the home with the addition of a high quality garden studio, fully insulated and equipped with electricity and ethernet connectivity, making it ideal as a home office, gym or creative workspace. The property has also been upgraded with full hard wired connectivity throughout and fibre broadband.

Services | Mains; Electricity, Water & Drainage | Tenure; Freehold | Estate Charge; £195 Per Annum | Council Tax; Band D | Energy Performance Certificate; Rating B

Price Guide: Offers Over £330,000







SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033