FOR SALE

20 FRANKLAND DRIVE, WEST MONKSEATON NE25 9DS
£479,950

5 BEDROOM HOUSE - DETACHED

- FIVE BEDROOM DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS & CONSERVATORY
- MODERN KITCHEN
- CONTEMPORARY BATHROOM C & DOWNSTAIRS WC
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN WITH WESTERLEY ASPECT
- EPC RATING E

VIEW PROPERTY

VESTIBULE
3'12" x 3'7"

RECEPTION ROOM
21'4" x 12'11"

RECEPTION ROOM
11'5" x 10'7"

KITCHEN
10'9" x 9'5"

DOWNSTAIRS WC
3'8" x 2'10"

CONSERVATORY
19'10" x 7'10"

LANDING
11'6" x 10'6"

BEDROOM
12'2" x 10'07"

BEDROOM
13'0" x 10'5"

BEDROOM
12'6" x 9'9"

BEDROOM
8'222 x 9'82

BEDROOM
8'9" x 5'8"

BATHROOM WC
8'3" x 6'6"

GARAGE
16'2" x 9'6"

FRONT GARDEN

REAR GARDEN

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20 FRANKLAND DRIVE, WEST MONKSEATON NE25 9DS

Situated in West Monkseaton's, this substantial five-bedroom detached family home occupies a generous plot and offers versatile, modern living space throughout. Originally built in the 1960s, the property offers a fantastic layout ideally suited to family life.
West Monkseaton is highly regarded for its excellent local amenities, well-regarded schools, convenient transport links, and easy access to the coast, making it a popular choice for families and professionals alike.
The entrance hallway features a built-in storage cupboard and provides access to two bright and airy reception rooms. The front reception room is currently used as a dining room but offers flexibility for a variety of uses. To the rear, the spacious main living room enjoys a dual aspect, a recessed chimney breast housing a log burner, an open staircase to the first floor, and patio doors leading into a conservatory space which opens directly onto the beautiful rear garden. The kitchen has lots of worktop space, is fitted with a range of storage units with wooden doors and drawers, and incorporates an eye-level oven, hob, extractor hood with designated spaces for a microwave and dishwasher. A door leads to the integral garage and downstairs WC.
The first-floor landing is spacious and includes a built-in airing cupboard. There are five bedrooms, with two benefiting from dual aspects. Two bedrooms feature fitted wardrobes, while a further bedroom has a built-in cupboard. The stylish family bathroom is fitted with a bath incorporating a rainfall shower, vanity wash basin, and integrated WC.
Externally, the property boasts an integral garage, driveway parking, and a well-maintained front garden with lawned areas and attractive planted borders. Access to both sides of the property leads to the outstanding rear garden, undoubtedly one of the home's key selling features. Enjoying a sunny westerly aspect, it offers patio seating areas, beautifully stocked borders; a wonderful space for families and outd

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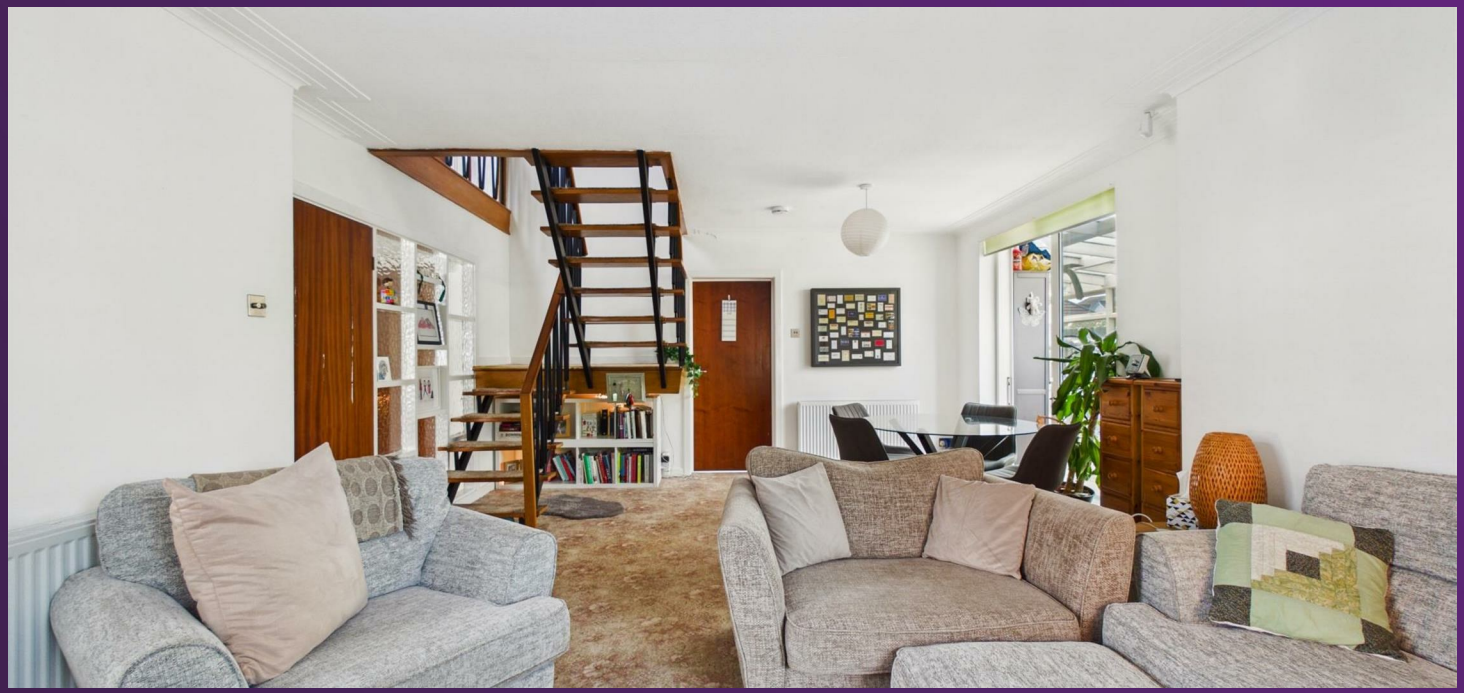

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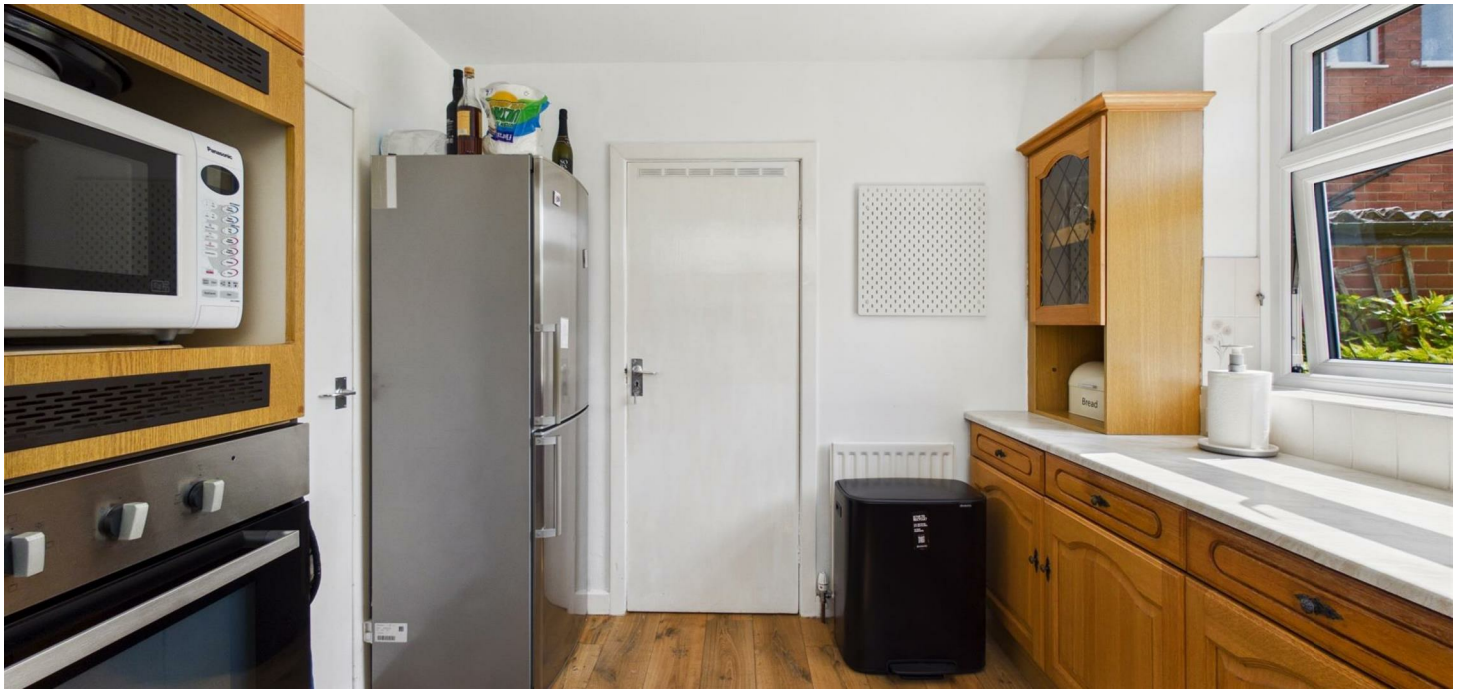

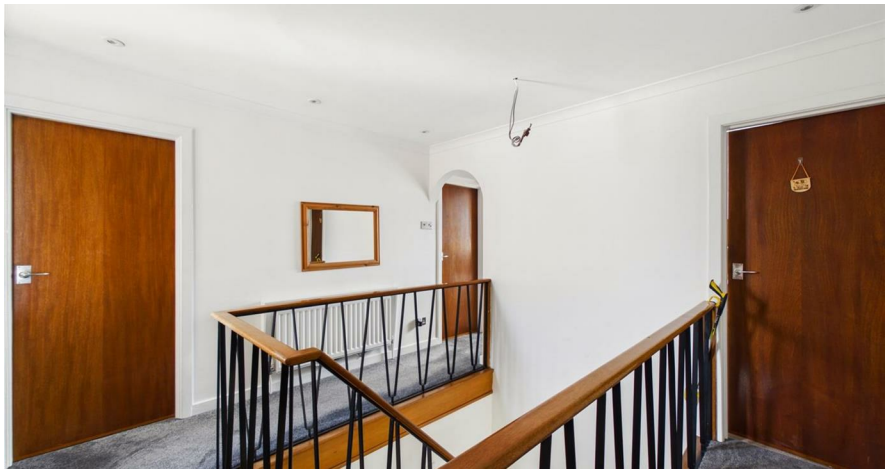

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FLOORPLAN

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Floor 0

Floor 1

Approximate total area(1)

1638 ft²

Reduced headroom

24 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.

VIEW PROPERTY

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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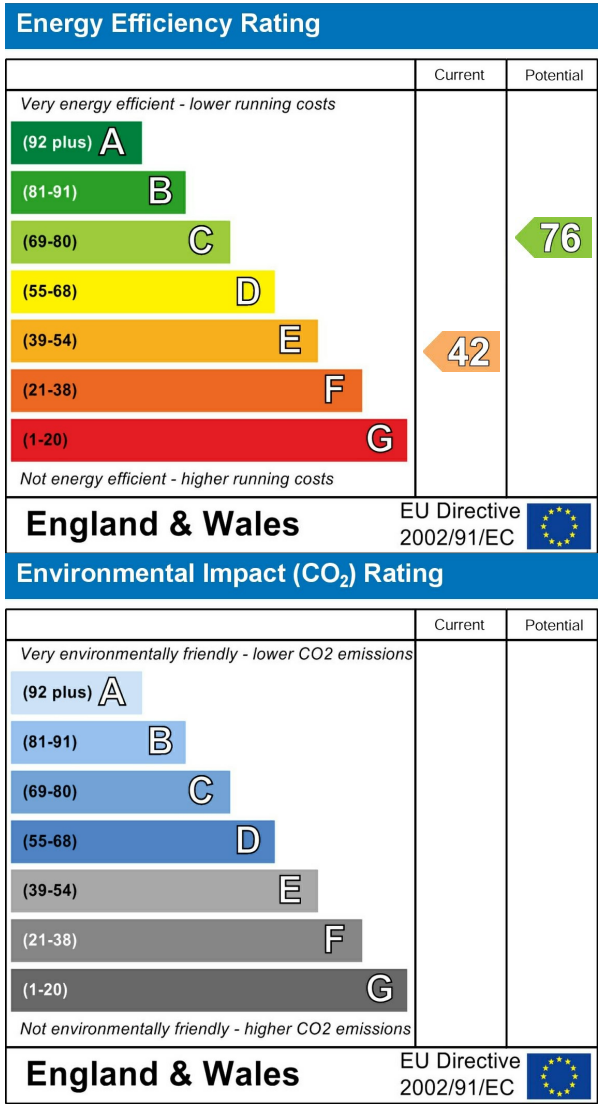
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