FOR SALE

8 CAULDWELL AVENUE, MONKSEATON NE25 9RW
£500,000

4 BEDROOM HOUSE - SEMI-DETACHED

- WELL EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- STYLISH RECEPTION ROOM
- FABULOUS DINING KITCHEN & LOUNGE
- UTILITY & DOWNSTAIRS WC
- BEAUTIFUL BATHROOM & ENSUITE
- ATTACHED GARAGE & OFF STREET PARKING
- FRONT GARDEN
- REAR & SIDE GARDEN
- EPC RATING C

VIEW PROPERTY

ENTRANCE HALLWAY

RECEPTION ROOM
15'2 x 12'11

DINING KITCHEN & LOUNGE
29'6 x 13'6 & 16'8 x 12'4

UTILITY ROOM
7'9 x 6'6

DOWNSTAIRS WC

LANDING

BEDROOM ONE
15'9 x 11'11

BEDROOM TWO
12'1 x 12'1

BEDROOM THREE
9 x 8'10

BEDROOM FOUR
12'6 x 8'6

BATHROOM
8'10 x 8'6

ENSUITE
7'7 x 3'10

GARAGE
13'10 x 8'8

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This stunning, well converted and beautifully presented semi-detached home is perfectly positioned on Cauldwell Avenue, West Monkseaton, occupying a highly sought-after corner plot within this desirable residential area. Offering generous, versatile living space and finished to an exceptional standard throughout, this property is ideal for modern family living.

Boasting over 1700 square feet of accommodation set across two floors, the home welcomes you with a light and spacious entrance hallway. The stylish reception room is both elegant and inviting, perfect for relaxing or entertaining.

At the heart of the home is a fabulous open-plan dining kitchen and lounge, thoughtfully designed to suit contemporary lifestyles. This impressive space provides room for a six-seater dining table as well as a comfortable lounge area, making it perfect for both everyday living and social occasions. The kitchen features a wide range of contemporary units with stone worktops, a feature island with breakfast bar and chimney hood, integrated eye-level double oven, induction hob, fridge freezer, dishwasher, and microwave. A separate utility room offers further storage and space for appliances.

To the first floor, there are four stylish bedrooms, all well-proportioned, with one benefitting from a built-in cupboard. The principal bedroom enjoys a modern en-suite with walk-in shower, vanity wash basin, and WC. The contemporary family bathroom is finished to a high standard, featuring a bath, walk-in shower, vanity wash basin, and WC.

Externally, the property continues to impress with an attached garage, a front garden and a rear and side garden with lawn, ideal for outdoor entertaining and family use. There is also gated access to additional off-street parking, further enhancing the practicality of this superb home.

The stunning condition, well converted layout, generous proportions, and prime corner plot position make this a truly exceptional opportunity.

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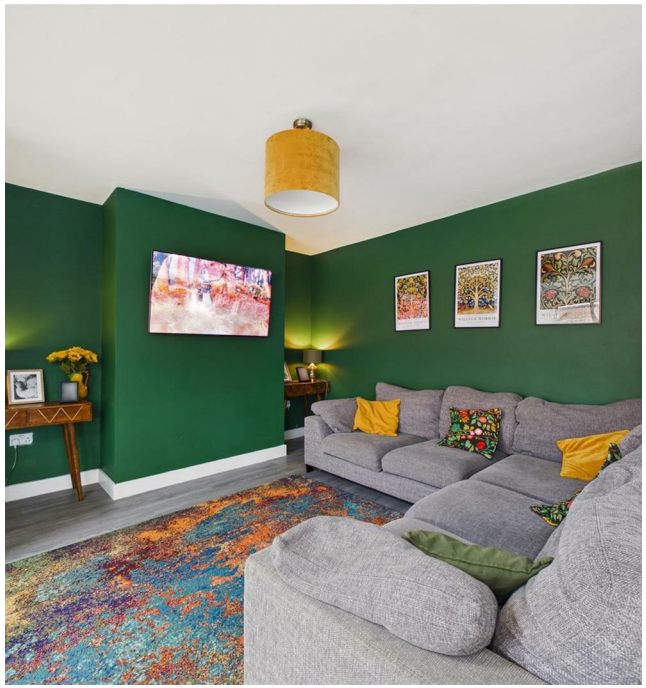

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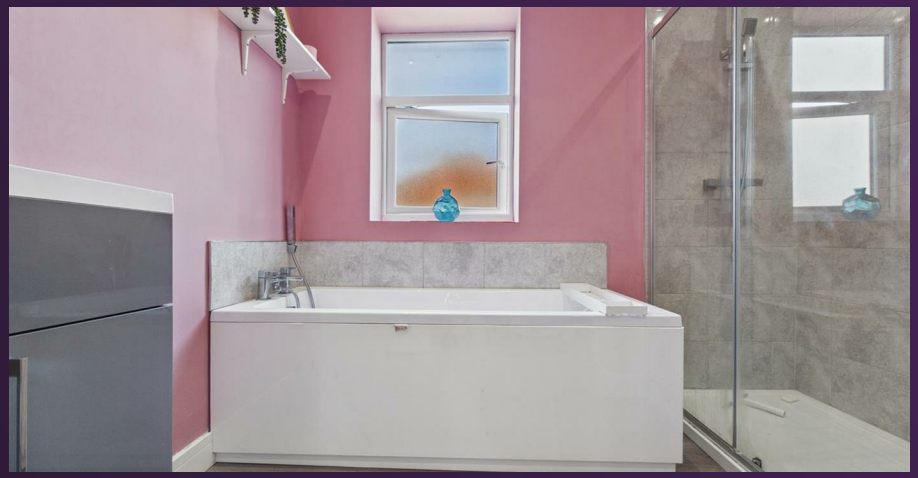

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FLOORPLAN

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Floor 0

Floor 1

Approximate total area[1]

1721 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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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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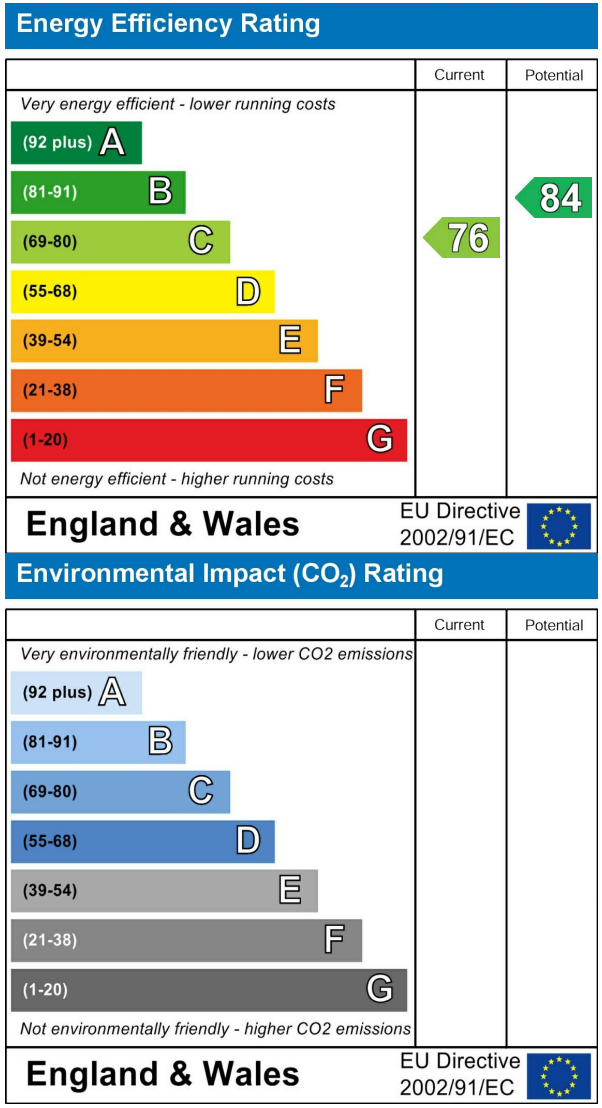
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