

FOR
SALE

239 ABBOTS WAY, NORTH SHIELDS NE29 8LS
£495,000



5 BEDROOM HOUSE - DETACHED

- FIVE BEDROOM DETACHED HOUSE
- SPACIOUS RECEPTION ROOM
- WELL EXTENDED KITCHEN DINER & FAMILY ROOM
- UTILITY ROOM & LAUNDRY ROOM
- DOWNSTAIRS BEDROOM & SHOWER ROOM
- BEAUTIFUL ENSUITE & BATHROOM WC
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH WEST FACING REAR GARDEN
- NO UPPER CHAIN & EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM
16'7 x 11

KITCHEN DINER & FAMILY ROOM
26'10 x 10'3 & 20'6 x 12'2

UTILITY ROOM
12'10 x 5'9

LAUNDRY ROOM
8'2 x 4'4

DOWNSTAIRS BEDROOM
27'8 x 13'3

DOWNSTAIRS SHOWER ROOM
8'3 x 5'6

LANDING

BEDROOM
11'2 x 10'3

ENSUITE
5'11 x 5'11

BEDROOM
11'1 x 8

BEDROOM
8'8 x 8'1

BEDROOM
8'8 x 8

BATHROOM WC
6'9 x 5'6

GARAGE
11'6 x 8'5

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PLEASE NOTE THAT THIS SUPERB PROPERTY BENEFITS FROM A DOWNSTAIRS EXTENSION OFFERING ANNEX POTENTIAL, FEATURING A SUBSTANTIAL GROUND FLOOR BEDROOM AND SHOWER ROOM.

Situated within a highly sought after residential estate, this stunning family home offers generous living space, bespoke features, no upper chain and a superb layout throughout. Immaculately presented and in amazing condition, the property briefly comprises an inviting entrance hallway leading to a light and spacious reception room with feature panelling and a fabulous open plan kitchen diner and family room, perfect for modern living and entertaining.

The impressive kitchen boasts a stylish range of units with oak worktops, under cabinet lighting, integrated eye level ovens, electric ceramic hob, extractor hoods and breakfast bar. The kitchen opens seamlessly into the extended family room featuring an electric stove and bi-folding doors overlooking the rear garden. There is also a utility room with further units, integrated microwave and space for appliances, along with a separate laundry room providing additional appliance space.

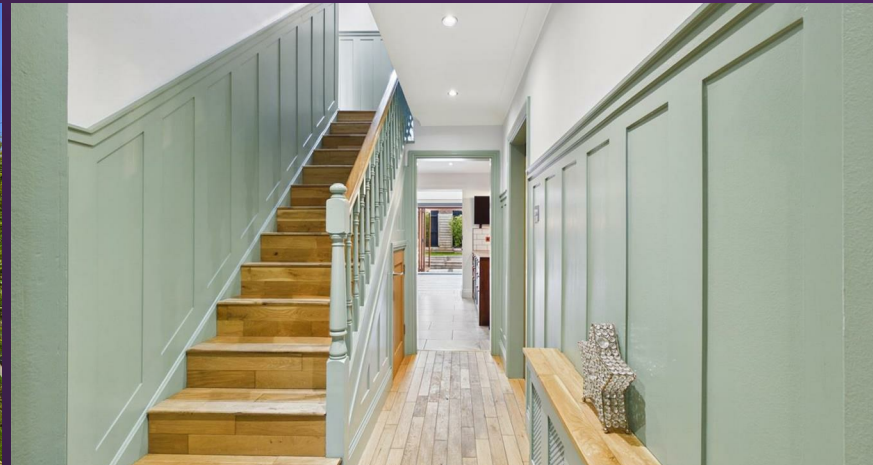
To the first floor are four stylish bedrooms, two benefitting from built in cupboards. The principal bedroom enjoys fitted wardrobes and a contemporary ensuite with walk-in shower, vanity wash basin and WC. The modern family bathroom comprises bath with electric shower over, wash basin and WC.

Externally, the property benefits from an integral garage, front garden and driveway parking. To the rear is a stunning landscaped south west facing secluded garden with patio area and a covered outdoor lounge complete with feature lighting and built-in seating, creating the perfect space for relaxing and entertaining.

An exceptional turnkey home ideally suited to growing families seeking versatile accommodation in a fabulous location close to excellent amenities, reputable schools and transport links.

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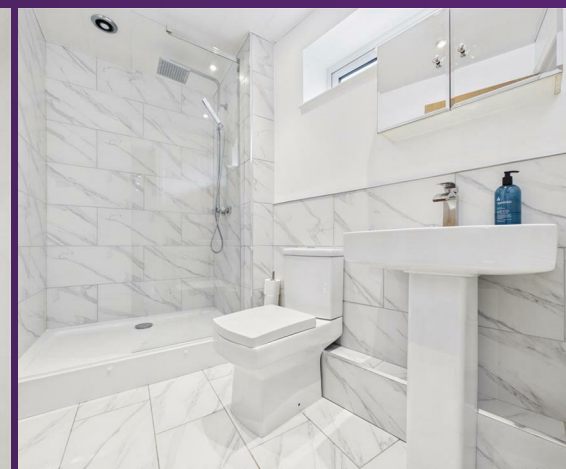
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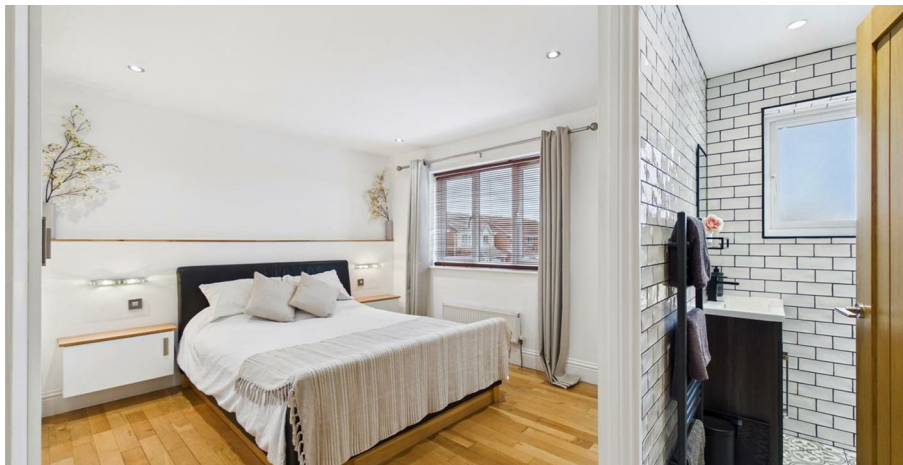
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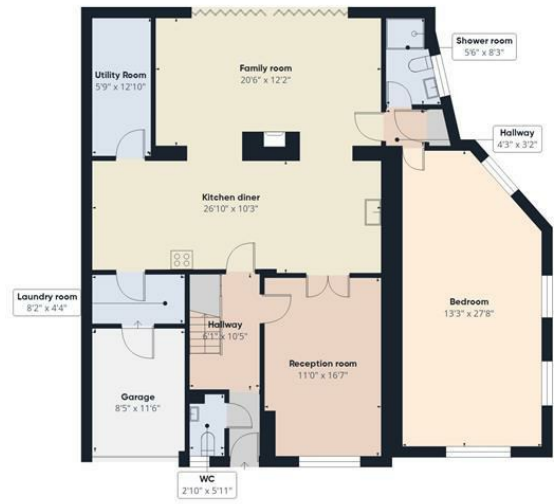
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FLOORPLAN

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1954 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.

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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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