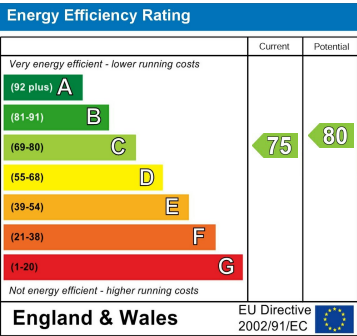




Monks Wood, North Shields



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £450,000

Description

BEAUTIFULLY APPOINTED THREE/FOUR BEDROOM DETACHED PROPERTY SITUATED IN A CUL-DE-SAC WITHIN THE SOUGHT AFTER DEVELOPMENT OF MONKS WOOD IN NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this stunning three/four bedroom detached property which has been extended and improved. Boasting generous sized living accommodation, versatile layout, modern interiors, landscaped garden, driveway parking and garage.

Briefly comprising: Entrance to a welcoming hallway giving access to ground floor rooms and stairs leading to the first floor. Overlooking the front of the property is an inviting living room, double doors open to the dining/kitchen offering an open plan layout if required.

The kitchen/diner is a sociable space perfect for family living and entertaining friends, an extensive range of fitted wall and base units provide plenty of storage as well as a peninsular with seating. Integrated appliances include a Bosch induction hob, microwave, oven, dishwasher, fridge/freezer and washing machine. The dining area has French doors leading out to the rear garden as well as an opening to a beautifully appointed reception room with a vaulted ceiling and bi-folding doors. This bright and airy space offers views over the rear garden and features an attractive log effect electric stove. A further room is accessed from here, currently being utilised as a home office, however could be used as a fourth bedroom depending on your needs. A separate W.C. is located off the entrance hallway.

To the first floor are thee good sized bedrooms, two of which are doubles and one benefits from fitted wardrobes. The family shower room comprises a walk in shower, hand basin within a fitted vanity unit, W.C. and heated towel rail.

Externally to the rear is a well maintained landscaped garden with lawn, raised planters and multiple paved patio areas to capture the sun throughout the day. Side access leads to the front of the property where there is a lawn, double driveway parking and a garage.

Situated within a quiet cul-de-sac in this sought after residential development which has great road links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants, cafes and award winning beaches.

Entrance Hallway

W.C.

Living Room
13'9" x 11'1"

Kitchen/Diner
26'9" x 15'2"

Reception/Family Room
18'4" x 11'11"

Study/Bedroom
10'7" x 7'10"

Bedroom One
10'7" x 10'7"

Bedroom Two
11'6" x 8'10"

Bedroom Three
8'9" x 8'2"

Shower Room
7'8" x 6'11"

Externally
Externally to the rear is a well maintained landscaped garden with lawn, raised planters and multiple paved patio areas to capture the sun throughout the day. Side access leads to the front of the property where there is a lawn, double driveway parking and a garage.

Tenure
Freehold

