



10 Shamrock Lane

Streetgate, Sunnyside



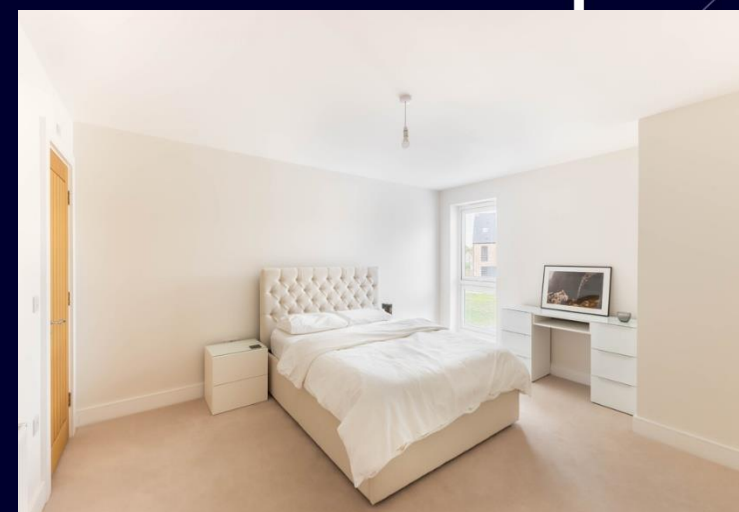
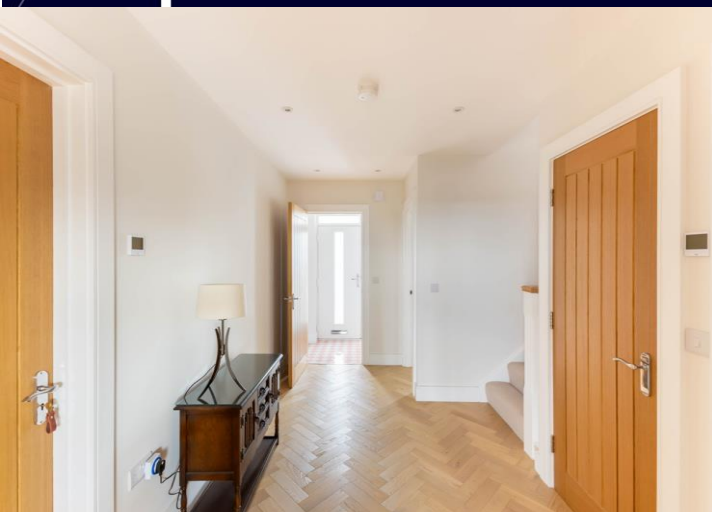
10 Shamrock Lane, Streetgate, Sunnyside, NE16 5DQ

Shamrock Lane is a spacious four bedroom detached home, offering versatile accommodation set over three floors including the recent installation of high-quality engineered wood flooring and stylish carpeting throughout.

Within the village of Sunnyside, there are local shops, public houses, cafes and popular restaurants, including the Italian restaurant Sorella Sorella. Close by is the town of Whickham, offering further amenities and outstanding local schooling for all ages.

Upon entering the property, you are welcomed by an inviting entrance vestibule, which leads into a practical and well appointed utility area featuring a sink, elegant wall and base cabinetry, and a window overlooking the development. The spacious hallway offers a generous storage cupboard, a contemporary WC with modern tiling, internal access to the garage, and flows seamlessly through to the impressive kitchen/dining area which enjoys stunning views. The kitchen is beautifully presented with sleek wall and base units, integrated appliances including a full size fridge, freezer, dishwasher, and induction hob, together with the added luxury of underfloor heating. Large sliding doors provide direct access to the rear garden, creating an excellent space for both everyday living and entertaining.





The first floor hosts an impressive lounge, flooded with natural light through four large windows and benefitting from wonderful elevated views. This level also incorporates a WC, additional storage, the principal bedroom and a fourth bedroom. The principal suite is particularly attractive, offering a modern front facing aspect and a stylish ensuite shower room complete with contemporary grey tiling, a walk in shower, WC, and wash hand basin.

The top floor accommodates two further generously proportioned double bedrooms and the family bathroom. One bedroom benefits from engineered hardwood flooring, whilst the other is finished with quality carpeting. The bathroom is well appointed with an attractive four piece suite and Velux windows, which enhance the sense of light and space.

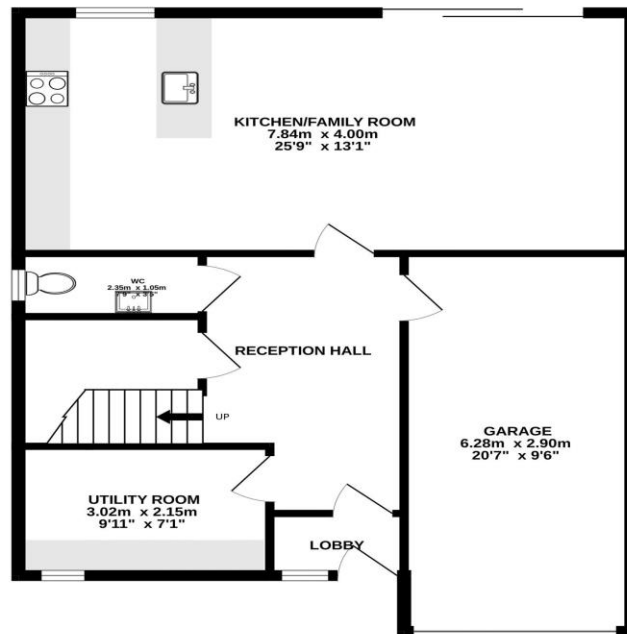
Also benefits from driveway parking, integral garage and private rear gardens with peaceful views over the open countryside.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Estate Charge: Approx. £300 per annum (still to be confirmed with the estate) | Council Tax: Band F | Energy Performance Certificate: Rating B

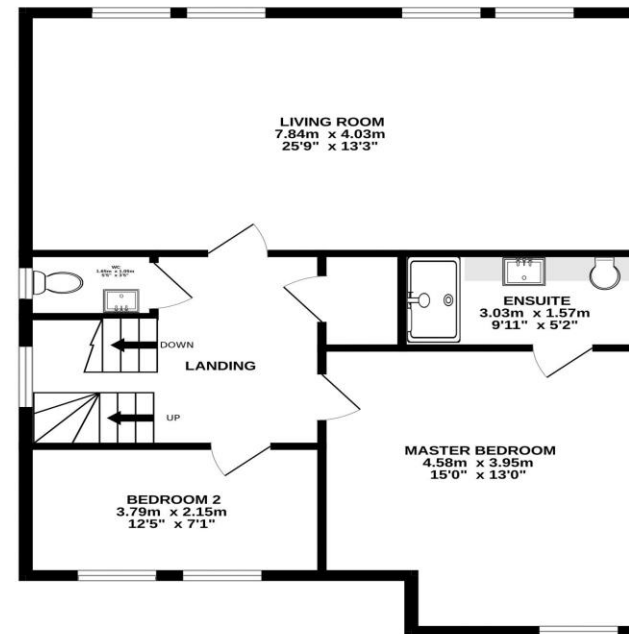
Price Guide: Guide Price £550,000



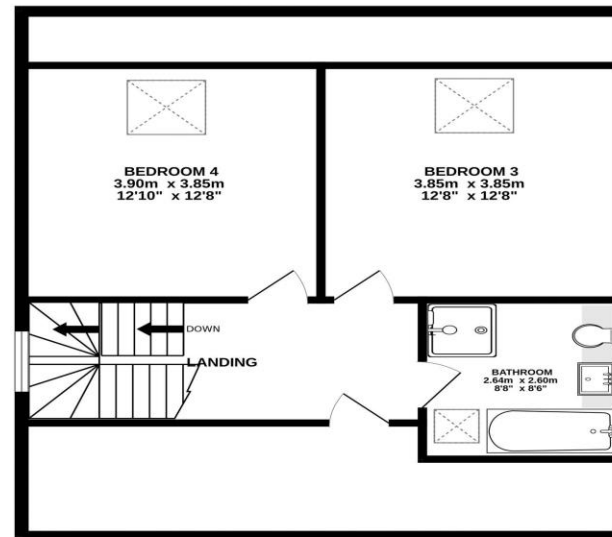
GROUND FLOOR



1ST FLOOR



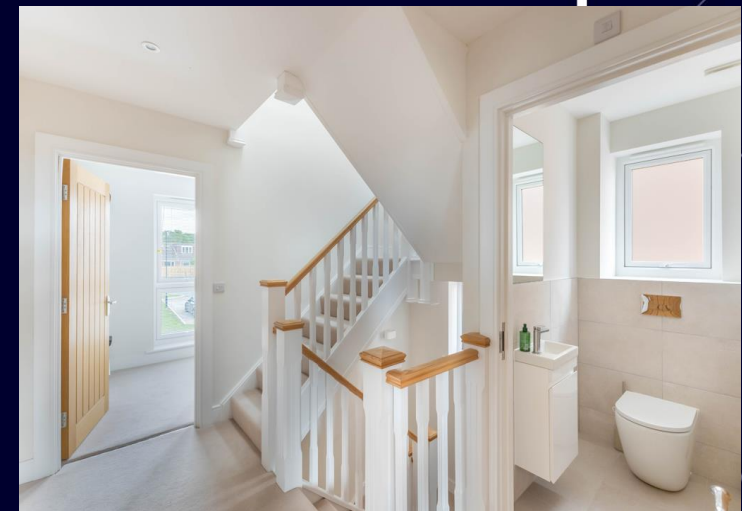
2ND FLOOR



TOTAL FLOOR AREA : 191.0 sq.m. (2056 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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