



Callum Drive South Shields NE34 6TZ

A beautifully presented three-storey family home offering modern, versatile living throughout.

Step inside through a stylish composite door into a bright entrance hallway with porcelain tiled flooring and under-stairs storage. The ground floor features a spacious lounge with a feature wall and marble fireplace, and a contemporary kitchen/diner with high-gloss units, black marble-effect worktops, integrated appliances, and a breakfast bar. The kitchen opens to a light conservatory and a practical utility room with side access. A modern downstairs W.C. completes the ground floor.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a family bathroom. The master bedroom benefits from built-in wardrobes and a private en-suite. The upper floor offers a large, light bedroom with two Velux windows and an additional en-suite.

Externally, the property boasts front and rear gardens with lawns, a block-paved path and patio, a gravelled area with potted plants, and gated side access. Parking is available to the rear of the property, along with a garage equipped with electricity and a manual roller shutter door, providing excellent storage and convenience.

Offers in the region of £339,000

2 Callum Drive

South Shields NE34 6TZ



- IDEAL FAMILY HOME OFFERING GENEROUS LIVING SPACE ACROSS THREE FLOORS
- CONVENIENT REAR PARKING
- FREEHOLD
- SOUGHT-AFTER LOCATION CLOSE TO LOCAL AMENITIES AND COASTAL WALKS
- WELL PLACED FOR ACCESS TO LOCAL SCHOOLS
- STYLISH AND CONTEMPORARY INTERIOR THROUGHOUT
- EPC GRADE D

Entrance Hallway

Step through a stylish composite front door into a welcoming entrance hallway, beautifully presented with neutral décor and sleek porcelain tiled flooring. Natural light pours in through a UPVC window, enhancing the bright and airy atmosphere. Practicality is well considered with an under-stairs storage cupboard. A radiator ensures comfort all year round. The hallway provides access to the lounge, kitchen/diner, and downstairs WC, with a staircase leading to the first floor.

Lounge

12'11" x 12'11" (3.96 x 3.96)

A beautifully presented lounge offering a sophisticated blend of modern and classic finishes. Decorated in neutral tones throughout, the space is enhanced by a striking feature wall, adding depth and character without overpowering the room. A walk-in bay window provides an abundance of natural light, creating a bright and airy atmosphere ideal for relaxing or entertaining.

The focal point of the room is a stylish neutral marble fireplace, complemented by a contemporary chrome electric fire insert, delivering both elegance and comfort. Rich dark wood-effect flooring runs throughout, offering a warm contrast to the light decor and completing the refined look of this impressive living space.

WC

4'10" x 2'10" (1.49 x 0.88)

A stylish and contemporary ground floor W.C., finished to a high standard. The space features modern neutral wall and floor tiling, creating a clean and elegant aesthetic. It is fitted with a sleek

vanity unit incorporating a hand basin with chrome mixer tap, alongside a low-level W.C. Chrome spotlights to the ceiling and a chrome heated towel rail add a touch of modern sophistication, completing this well-appointed and practical space.

Kitchen/Diner

18'0" x 9'8" (5.51 x 2.96)

A spacious and contemporary kitchen/diner, beautifully designed for modern living. Neutral porcelain floor tiles flow seamlessly from the hallway, complementing the sleek white high-gloss wall and base units. Contrasting black marble-effect worktops and a matching breakfast bar provide both elegance and functionality, ideal for casual dining.

This well-equipped kitchen boasts a range of integrated appliances, including a wine cooler, dishwasher, gas hob, and an eye-level double electric oven. A chrome-effect extractor fan and a light grey metro-tiled splashback add to the stylish, modern finish. The white inset sink with mixer tap blends effortlessly with the overall design.

Ceiling spotlights provide bright, focused lighting throughout the space, enhancing the clean, modern aesthetic. Double French doors open out to the conservatory, inviting in natural light and offering easy access to outdoor living. A separate utility room is also accessed directly from the kitchen, providing added convenience.

Utility Room

5'5" x 5'1" (1.67 x 1.55)

A practical and well-appointed utility room, featuring matching black marble-effect worktops in keeping with the kitchen's

contemporary design. There is plumbing for a washing machine and space for a tumble dryer, offering excellent functionality for everyday living. A composite back door provides external access to the side of the property, while a wall-mounted boiler is also housed within the room.

Conservatory

8'7" x 9'4" (2.62 x 2.85)

A bright and airy rear-aspect conservatory, beautifully finished with neutral décor and matching porcelain floor tiles that flow seamlessly from the kitchen and hallway, creating a cohesive and elegant look. A ceiling fan light adds comfort and practicality, while a glazed uPVC door provides direct access to the rear garden, making this a perfect space for relaxing or entertaining year-round.

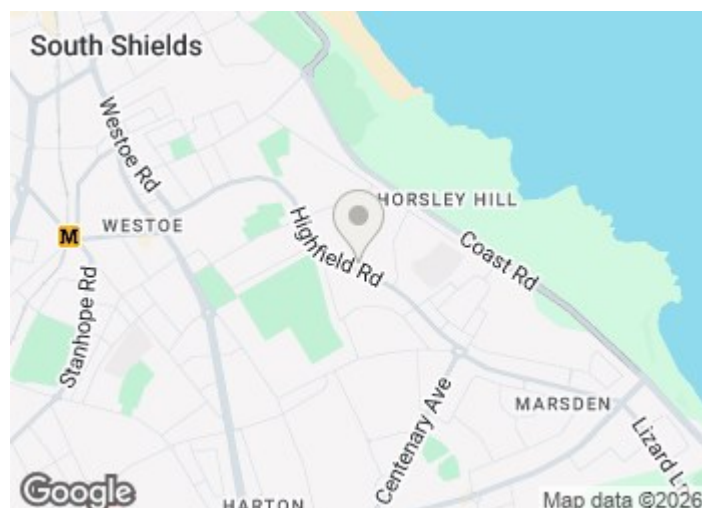
First Floor Landing

A well-presented first floor landing, finished in neutral décor and laid with a modern grey carpet, offering a fresh and contemporary feel. The landing provides access to three bedrooms and the family bathroom, forming a practical and well-connected layout for everyday living.

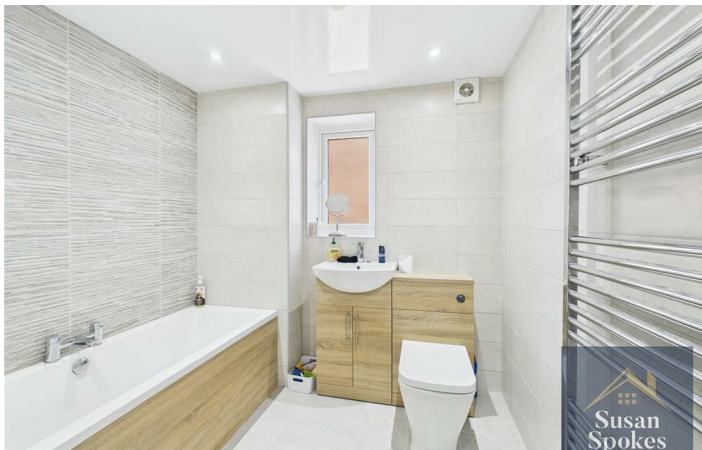
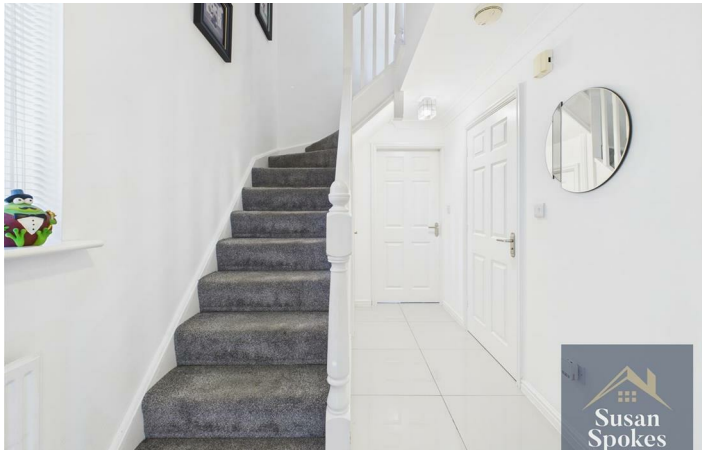
Bedroom

12'11" x 9'1" (3.95 x 2.77)

A spacious and light-filled front-aspect master bedroom, beautifully presented with neutral décor and a stylish feature wall. The room benefits from wood-effect laminate flooring, a UPVC double-glazed window, and a radiator, creating a bright, airy, and comfortable environment ideal for relaxation. Ample built-in storage cupboards and wardrobes offer excellent practicality, and there is direct access to a private en-suite, enhancing the comfort and convenience of this well-appointed space.



Directions



Floor Plan

