



Meldon Avenue South Shields NE34 0EL

This exceptional detached family residence has been thoughtfully designed to offer an outstanding blend of space, style and practicality, creating the perfect setting for modern family living. The welcoming entrance leads to a beautifully proportioned lounge, where an elegant bow window frames views over the front garden and a striking oak fireplace provides a sophisticated focal point. Open plan to the dining room, this impressive living space is ideal for both everyday family life and entertaining guests.

At the heart of the home is a stunning open-plan kitchen and breakfast room, finished to an exceptional standard with Highland Stone glass-edged cabinetry complemented by Alaskan Grey units, soft-close drawers, generous larder storage and luxurious quartz work surfaces. A substantial central island creates the perfect social hub, while seamless access to the conservatory and utility room enhances both the flow and functionality of the home. The conservatory offers a light-filled additional reception space with tiled flooring and French doors opening onto the garden, while the well-appointed utility room provides further storage, laundry facilities and direct external access.

Offers in the region of £425,000

51 Meldon Avenue

South Shields NE34 0EL



- DETACHED FAMILY SIZE HOME
- TWO RECEPTION ROOMS
- UTILITY
- DRIVEWAY AND GARAGE
- KITCHEN/DINER
- MUCH SOUGHT AFTER AREA
- FOUR GOOD SIZE BEDROOMS
- CONSERVATORY

Entrance hallway

A stylish modern composite front door opens into a welcoming entrance hallway, beautifully presented in a neutral décor to create a light and airy first impression. Contemporary grey flooring flows seamlessly through the space, combining practicality with modern elegance.

A useful under-stairs cloaks area provides excellent storage for coats and shoes, keeping the hallway clutter-free while maximising functionality. This well-designed entrance sets the tone for the rest of the home, offering both style and everyday convenience.

Lounge

A beautifully presented, bright and spacious lounge enjoying a pleasant outlook over the garden through an elegant bow window. The room is tastefully decorated in neutral tones and flows seamlessly into the dining room, creating an ideal space for both relaxing and entertaining. A striking oak feature fireplace with an electric fire provides a stylish focal point and adds warmth and character to the room.

Dining Room

A well-proportioned, neutrally decorated dining room open plan to the lounge and with access to the kitchen, offering ample space for dining and additional furnishings.

Kitchen/Diner

The heart of the home is a stunning open plan kitchen/breakfast room, thoughtfully designed and beautifully presented. The kitchen is fitted with stylish grey "Alaskan" oak-effect units and contrasting Highland Stone Gloss with glass edges, featuring self-closing drawers including a pan drawer and integrated bin

storage, along with an abundance of cupboards and full-height larder units. A central island with glass-edged quartz work surface incorporates an integrated gas hob with extractor over and an extended breakfast bar providing a sociable seating area with feature lighting. Integrated appliances include a integrated oven and combined integrated oven and microwave oven and wine cooler. The space also benefits from a vertical radiator and modern décor throughout. There is access to the conservatory and separate access to the utility room, creating a highly practical and impressive kitchen space that caters for all culinary needs.

Utility

Accessed from the kitchen, this well-appointed utility room provides a range of storage units and a stainless steel sink. It houses the boiler and offers plumbing for a washing machine along with space for a dryer. A uPVC door provides convenient access to the garden, and the room benefits from automatic lighting, making it a practical and functional addition to the home.

Conservatory

A lovely, bright addition to the home, featuring tiled flooring and double doors opening out to the garden, creating an ideal space for relaxing while enjoying views of the outdoor space.

First Floor Landing

A bright and well-presented landing area finished with stylish grey carpeting, providing access to the first-floor accommodation.

Bedroom

A well-proportioned double bedroom featuring fitted wardrobes and a matching dresser, enjoying a pleasant west-facing aspect. The room benefits from a modern en-suite shower room.

En Suite

Comprising a walk-in shower with mains-fed waterfall shower, vanity wash hand basin, and WC, complemented by recessed spotlights for a sleek, contemporary finish.

Bedroom

A light and airy double bedroom, thoughtfully designed with fitted wardrobes providing ample storage while maintaining a spacious and uncluttered feel.

Bedroom

A bright, west-facing double bedroom, neutrally decorated and featuring fitted wardrobes and additional storage units, combining practicality with a calm, inviting atmosphere.

Bedroom

A deceptively spacious room currently used as a guest bedroom and storage area. With the existing wardrobes removed, it offers excellent versatility and ample space for a variety of uses.

Family Bathroom

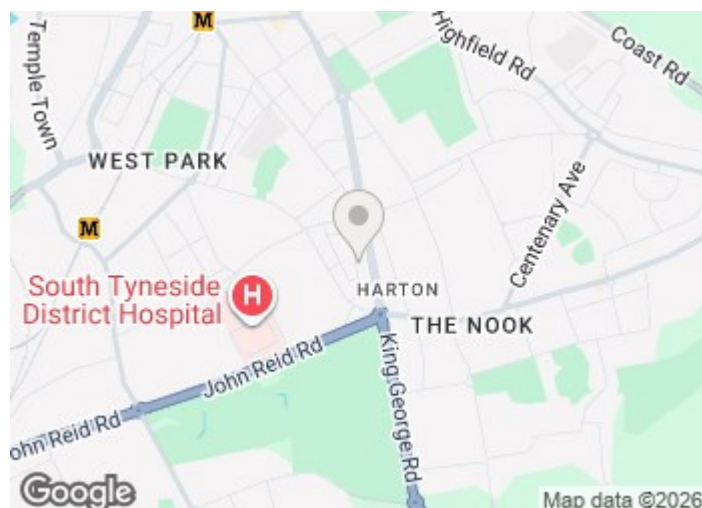
A modern family bathroom fitted with a white suite, including a panel bath with mixer taps, wash hand basin, and WC. Finished with a chrome heated towel rail, combining style and practicality.

External

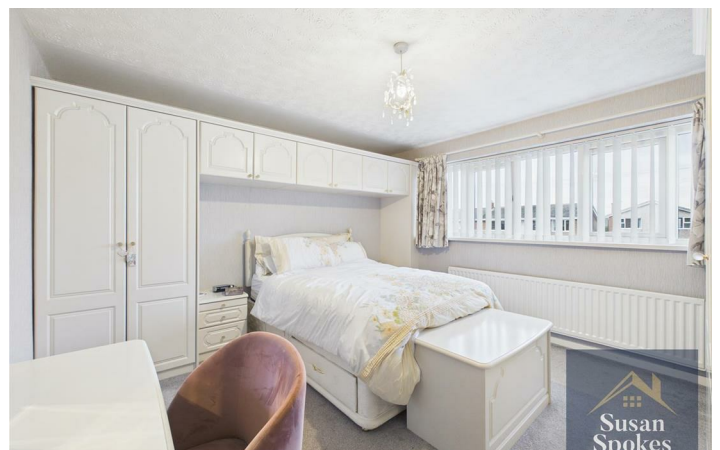
To the front of the property there is a driveway providing off-road parking for multiple vehicles and leading to the garage. The front garden is mainly laid to lawn with mature shrubs. To the rear, the property enjoys a private enclosed garden, predominantly laid to lawn with well-maintained borders.

Garage

A single garage equipped with power and lighting, providing useful storage space or potential for workshop use.



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

