



## Valley Gardens Monkseaton

An exceptional, substantially re-designed and extended family semi-detached home over three floors. Within the catchment for local middle and high schools rated Offsted "Outstanding", close to the Metro, local shops, amenities and a short drive from our wonderful coastline. The property itself boasts the highest of standards throughout, oozing, charm, elegance, space and fabulous family living throughout. The front of the property showcases a re-laid resin driveway with parking, plus an additional drive with newly built garage, entrance porch, impressive hallway, lounge with feature bay window and fitted shutter blinds, recessed hearth with exposed brick. Outstanding re-fitted and extended family dining kitchen with contemporary units, integrated appliances and large breakfasting area, separate dining room and family room with French doors overlooking and opening out to the garden. Separate utility room, downstairs cloaks/w.c., access through to the garage. Spacious, split-level landing, four/five fantastic sized bedrooms, the principle with gorgeous fitted wardrobes and luxurious en-suite bathroom, bedroom three showcases fitted wardrobes and mezzanine access to the second floor with a superb sized bedroom and some side sea views. You won't want to leave the beautiful, re-fitted family bathroom with separate shower cubicle, it is divine! There is an enclosed, landscaped family garden with delightful South-Easterly aspect, composite decking and artificial lawn. You really won't find a finer example of this property type on the open market currently!

# £525,000

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Anthracite Double Glazed French Doors and Windows to:

**ENTRANCE PORCH:** contemporary tile effect flooring, oak glazed door to:

**ENTRANCE HALLWAY:** LVT Herringbone flooring, radiator, under-stair concealed storage, glass panelled door into:

**LOUNGE:** (front): 16'7 x 12'4, (5.05m x 3.76m), with measurements into alcoves and feature double glazed bay window with fitted shutter blinds, recessed hearth with exposed brickwork, hearth, wood flooring, radiator

**DINING KITCHEN:** (rear): 19'5 x 11'2, (5.92m x 3.40m), a stunning range of contemporary and stylish base, wall and drawer units, solid wood worktop, large breakfasting table, two integrated electric ovens, induction hob, integrated dishwasher, two integrated fridges, freezer, modern tiling, spotlights to ceiling, vertical radiator, LVT Herringbone flooring, two double glazed windows, through to:

**FAMILY DINING AREA AND SITTING ROOM:** (dual aspect): 27'9 x 9'9, (8.46m x 2.97m), a fabulous family dining area and sitting room, with double glazed French doors overlooking and opening out to the garden and the family room enjoying a large double-glazed window with fitted shutter blinds, LVT Herringbone flooring, two radiators, spotlights to ceiling, door to:

**UTILITY ROOM:** (rear): 9'7 x 6'4, (2.92m x 1.93m), solid wood worktop, plumbed for automatic washing machine, combination boiler, LVT Herringbone flooring, radiator, double glazed French door to garden, door into the garage, door to:

**DOWNSTAIRS CLOAKS/WC.:** gorgeous vanity sink unit with mixer taps, low level w.c. with push button cistern, half height brick effect tiling, LVT Herringbone flooring

**GARAGE:** 14'8 x 7'3, (4.47m x 2.21m), electric roller door, light and electric points

**FIRST FLOOR LANDING AREA:** split level landing area with large storage cupboard, shelving, door to:

**BEDROOM ONE:** (front): 15'3 x 12'9, (4.65m x 3.89m), a stunning principle, bedroom with measurements including depth of attractive fitted wardrobes, concealed TV point, feature panelling, wood flooring, radiator, down lighters, double glazed window with fitted shutter blinds, large loft access with pull down ladders, we understand the loft offers excellent storage space and is fully boarded, sliding door to:



EN-SUITE BATHROOM: 7'5 x 6'5, (2.26m x 1.96m), luxurious en-suite bathroom, showcasing a beautiful re-fitted bathroom with black accessories, bath with hot and cold mixer taps, shower with additional forest waterfall spray, on-bench ceramic sink unit with mixer taps, low level w.c. with push button cistern, fitted mirror, spotlights to ceiling, wood flooring, double glazed window with fitted shutter blinds

BEDROOM TWO: (rear): 11'1 x 10'9, (3.38m x 3.28m), radiator, double glazed window

BEDROOM THREE: (second floor, dual aspect): 13'4 x 10'1, (4.06m x 3.07m), some restricted head room, two Velux windows, double glazed window with some side sea views, radiator

BEDROOM FOUR: (front): 12'9 x 10'1, (3.89m x 3.07m), excluding depth of sliding mirrored wardrobes, exposed brick feature wall, under-stair recess, double glazed window with fitted shutter blind, laminate flooring, turned staircase up to the Mezzanine first floor, radiator

BEDROOM FIVE: (rear): 10'0 x 8'7, (3.05m x 2.62m), laminate flooring, radiator, double glazed window

FAMILY BATHROOM: an exquisite, re-fitted family bathroom, boasting, bath with hot and cold mixer taps, high gloss floating vanity sink unit with mixer taps, low level w.c. with push button cistern, double shower cubicle with mirrored door and electric shower, under-floor heating, fully tiled walls and floor, panelling and spotlights to ceiling, double glazed window

EXTERNALLY: with a delightful South Easterly aspect, this beautifully re-designed and landscaped garden is enclosed with composite decking, artificial lawn, outside lights, tap, fencing, outside electric points. To the front is a re-laid resin driveway with artificial lawn, horizontal fencing, additional resin driveway with garage

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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