



Seatonville Road | West Monkseaton | NE25 9TT

£400,000

An outstanding, extended 1930's family semi-detached home with beautiful loft conversion. Showcasing a fabulous garden with decked patios, gazebo, lawn and shed, front driveway and part converted garage. The property oozes charm, character and style, with open fires, bay windows and open family living and dining kitchen. Impressive hallway, front dining room with open fire and exposed brick chimney breast. The open plan family room has French doors out to the garden, exposed brick wall, multi-fuel stove fire and breakfast bar. The kitchen is fitted with a gorgeous, country style range of units with solid wood worktop, Range Cooker, (negotiable), access through to the garage and out to the garden area. There are three bedrooms to the first floor, the principal bedroom with bay window and feature paneling, attractive and stylish wardrobes providing ample hanging and storage space, the rear double bedroom has an exposed brick chimney breast, luxurious four piece family bathroom with freestanding bath and separate shower cubicle. Loft conversion with large double bedroom, be-spoke fitted wardrobes and Velux window. A truly fantastic property, within the catchment for popular local schools, close to bus routes, Metro and Monkseaton Village. Approximately a five minute drive to our gorgeous coastline too, what's not to love!

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Composite Entrance Door to:

ENTRANCE HALLWAY: a beautifully presented and impressive hallway, wood flooring, staircase up to the first floor with runner carpet, cornice to ceiling, dado rail, Victorian style radiator, under-stair cupboard, door to:

DINING ROOM: (front): 16'7 x 11'3, (4.47m x 3.53m), into alcoves and feature double glazed leaded bay window, carpet flooring, fitted shelving into alcoves, exposed brick chimney breast, gorgeous feature fireplace with cast iron open fire, tiled hearth, dado rail, cornice to ceiling, Victorian style radiator

OPEN FAMILY SITTING/DINING KITCHEN: 16'7 x 11'3, (5.12m x 3.45m), through to breakfasting kitchen with measurements of 16'7 x 13'5, (5.10m x 3.45m), maximum measurements. The stunning family room showcases measurements into alcoves and double glazed French doors out to the garden area, feature, exposed brick wall with recess and multi-fuel stove fire, perfect for cosy days and evenings, slate hearth, wood effect flooring, breakfast bar, opening through to the rustic and country style kitchen with a stylish range of base, wall and drawer units, wood worktops, Range cooker, (negotiable), cooker hood, brick effect tiling, space for fridge freezer, one and a half bowl sink unit with mixer taps, spotlights to ceiling, combination boiler, two Velux windows allowing maximum light into the room, half height panelling, double glazed window, full glass double glazed door out to the garden, door to garage, peninsula, Victorian style radiator



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FIRST FLOOR LANDING AREA: wood floor, turned staircase up to the first floor, double glazed window with stained leaded light insert to top panels, door to:

BEDROOM ONE: (front): 15'6 x 11'3, (4.78m x 3.46m), into feature double glazed bay window with stained leaded light tops, excluding depth of attractive fitted wardrobes providing ample hanging and storage space, this gorgeous principal bedroom is elegant and full of character with feature panelling and exposed brickwork, feature shelving, cornice to ceiling, downlighters Victorian style radiator

BEDROOM TWO: (rear): 12'8 x 11'3, (3.91m x 3.46m), another beautifully presented room with measurements into alcoves, exposed brick chimney breast, rustic plinth fireplace, radiator, double glazed window

BEDROOM FOUR: (front): 8'8 x 6'5, (2.16m x 1.98m), double glazed window, radiator, cornice to ceiling

FAMILY BATHROOM: 8'8 x 6'5, (2.69m x 1.99m), luxurious Victorian style family bathroom, showcasing, freestanding bath tub with chrome freestanding mixer taps and shower spray, separate shower cubicle with chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, fully tiled walls, chrome radiator, double glazed window

SECOND FLOOR LANDING: Velux window, dado rail, storage into eaves

BEDROOM THREE: (rear): 14'1 x 13'8, (4.54m x 4.01m), maximum measurements with some restricted head room, be-spoke fitted storage, radiator, two Velux windows

EXTERNALLY: a wonderful, beautifully planned and landscaped rear garden, with excellent proportions and boasting, raised, decked patio, steps down to lawned area with well stocked borders, additional rear patio with shed, gazebo, to the front is a block paved driveway with lawn area, roller door to: **GARAGE:** 7'5 x 6'7.5, (2.31m x 2.06m), a part converted garage, excellent for storage and bikes

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas/Wood burning stove

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: TBC

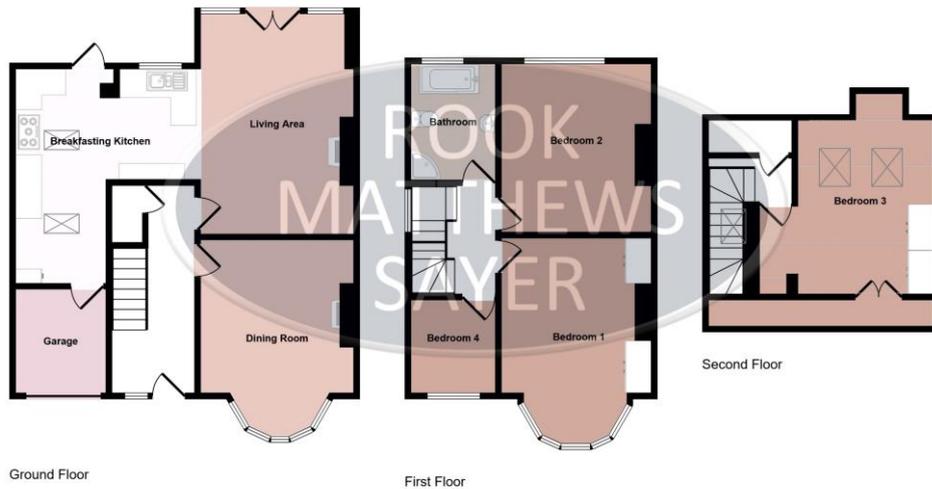
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□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simpley 360.

Awaiting EPC RATING

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