



## Moor Park Court | North Shields | NE29 8AH

### £325,000

This immaculate four-bedroom detached house is perfectly nestled within a sought, after cul-de-sac on a popular modern development. This inviting family home is ideally situated within easy reach of excellent schools and public transport links, it is also close to transport links providing convenient access to the A1058 City Centre and A19 North and South, making it a convenient and friendly neighbourhood for all. Step inside to discover two spacious reception rooms, the dining room with delightful patio doors out to the garden—perfect for those sunny afternoons or entertaining guests. The stylish kitchen is the heart of this home, featuring a central island and built-in appliances, excellent for food enthusiasts and family gatherings, downstairs cloaks/w.c. There is also access to the beautifully maintained garden from the kitchen, where you can enjoy al fresco dining or simply relax in the tranquil surroundings. To the first floor, the generous principal bedroom includes built-in wardrobes, while the second bedroom is a comfortable double with its own stylish and contemporary en-suite and built-in storage. Two further bedrooms complete the spacious first floor offering excellent sized rooms throughout. The family bathroom is finished to a high standard, featuring a luxurious rain shower for that spa-like touch. Outside, you'll find a single garage plus a two-car driveway, offering ample parking space, along with the modern convenience of EV charging. This lovely home truly combines contemporary living with thoughtful touches throughout, all within a location that's perfect for family life. Don't miss the opportunity to make this wonderful property your new home! No onward chain!

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** laminate flooring, double glazed window, radiator, staircase up to the first floor, door into garage, door to:

**LOUNGE:** (front): 17'6 x 11'1, (5.33m x 3.38m), into double glazed bow window, light and airy front facing lounge with laminate flooring, radiator, coving to ceiling, double doors into:

**DINING ROOM:** (rear): 11'0 x 9'0, (3.35m x 2.74m), laminate flooring, radiator, double glazed patio doors opening out to the garden area, coving to ceiling, door to:

**DINING KITCHEN:** (rear): 14'3 x 12'1, (4.34m x 3.68m), plus depth of recess, a contemporary and stylish family kitchen, beautifully re-fitted to incorporate central island. Fitted with a range of base, wall and drawer units, granite worktops, integrated electric double oven, gas hob, cooker hood, Belfast sink with mixer taps, plumbed for dishwasher, (negotiable), freestanding fridge freezer, (negotiable), plumbed for automatic washing machine, spotlights to ceiling, wall mounted combination boiler, double glazed window, double glazed door to side path, laminate flooring, radiator, door to:

**DOWNSTAIRS CLOAKS/W.C:** hand washbasin, low level w.c., tiled splashbacks, laminate flooring



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**FIRST FLOOR LANDING AREA:** spacious landing area with loft access, spotlights to ceiling, door to:

**FAMILY BATHROOM:** beautifully re-fitted bathroom, showcasing, bath with mixer taps, chrome shower with additional forest waterfall spray, large vanity sink unit with mixer taps, low level w.c. with push button cistern, storage cupboard, radiator, feature panelling, panelled ceiling with spotlights, double glazed window, laminate flooring

**BEDROOM TWO:** (rear): 11'1 x 9'9, (3.38m x 2.97m), spacious double bedroom plus depth of attractive sliding mirrored wardrobes providing ample hanging and storage space, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** 7'7 x 5'5, (2.31m x 1.65m), luxurious re-fitted shower room, shower cubicle with recessed shelf, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c., tiling to walls, panelled shower area, double glazed window, chrome ladder radiator, spotlights to ceiling, laminate flooring

**BEDROOM ONE:** (front): 11'3 x 9'8, (3.43m x 2.95m), excluding depth of fitted wardrobes, radiator

**BEDROOM THREE:** (rear): 12'8 x 6'5, (3.86m x 1.96m), storage cupboard, radiator, double glazed window

**BEDROOM FOUR:** (front): 10'0 x 9'8, (3.05m x 2.95m), maximum measurements, storage cupboard, spotlights to ceiling, radiator

**EXTERNALLY:** gorgeous, landscaped rear garden with patios, lawn, fencing, border, shed, EV charging point to the front, side gate providing access to the block paved, double driveway and garage

**GARAGE:** 15'8 x 8'6, (4.78m x 2.59m), electric roller door, storage, electric point and light

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway for two cars

#### 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.

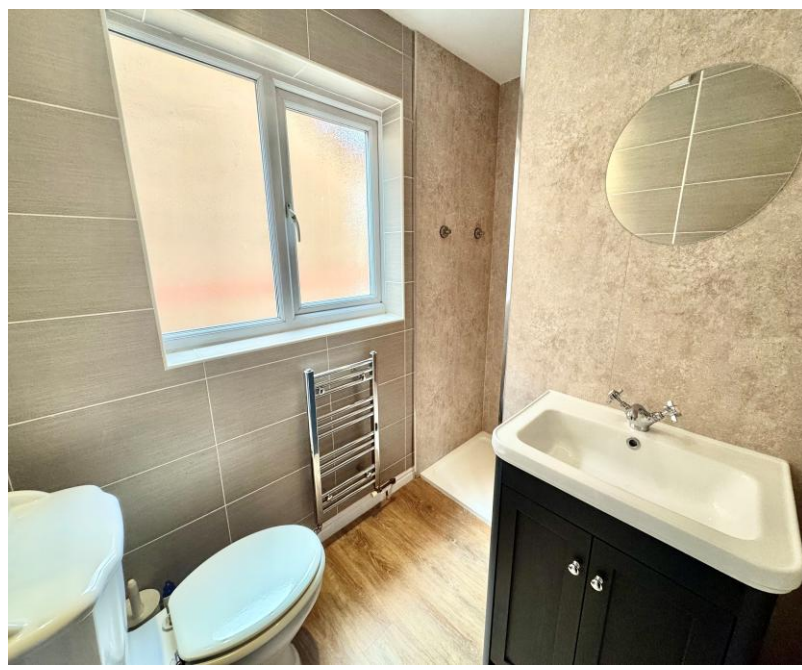
#### TENURE

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:** D

**EPC RATING:** C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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