



Northwood | North Shields | NE29 9NB

£350,000

A luxurious, detached family home, located in the heart of the gorgeous Preston Village, close to local schools, shops, bus routes and eateries. Approximately a 15-20 minute walk from Tynemouth Village and Beach. This stunning home was built to the highest of standards throughout, oozing, style, charm, natural light and a gorgeous Westerly aspect to the private and enclosed rear garden! Fabulous hallway with contemporary glass staircase, downstairs cloaks/w.c. Open family dining kitchen with high gloss range of units, integrated appliances and Peninsula breakfasting area, French doors out to the garden, open through to the beautiful front facing lounge. The first floor landing area opens to three bedrooms, the principal bedroom with contemporary sliding mirrored wardrobes, providing ample hanging and storage space. Bedrooms two and three also benefit from fitted storage. The family bathroom is out of this world, with freestanding bath and separate shower cubicle with forest waterfall spray. Front block paved driveway with feature panelling, gated access through to the rear garden with lawn, side patio and shed. A stunning home!

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1



Composite Entrance Door to:

ENTRANCE HALLWAY: a fabulous hallway with glass panelled staircase up to the first floor, radiator, radiator cover, spotlights to ceiling, wood effect flooring, double glazed window, door to:

DOWNSTAIRS CLOAKS/W.C.: contemporary downstairs cloaks/w.c., comprising of, floating vanity sink unit with mixer taps, floating w.c. with recessed flush, tiling to walls, double glazed window, extractor, spotlights to ceiling

LOUNGE: (front): 13'0 x 11'9, (3.96m x 3.58m), immaculately presented front facing lounge with two double glazed windows allowing maximum light through to the room, radiator, spotlights to ceiling, open through to:

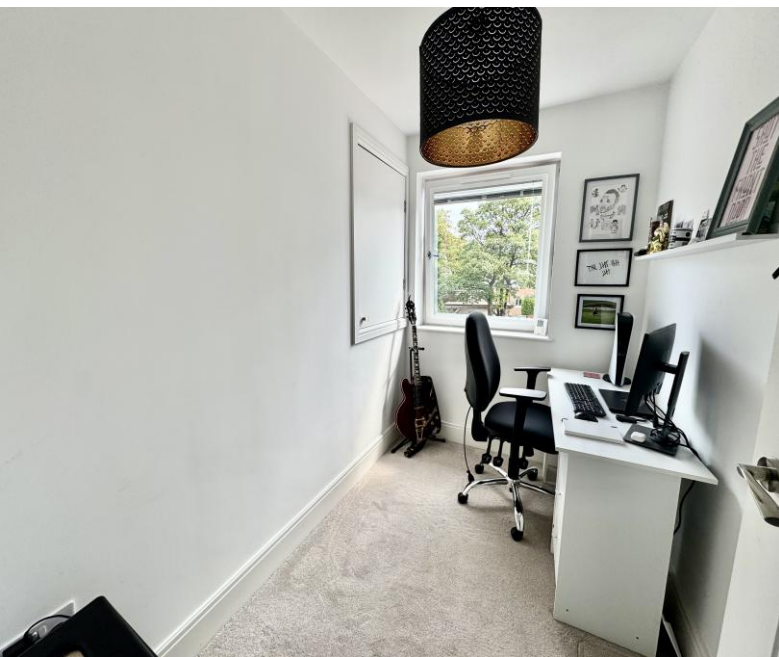
DINING KITCHEN: (rear): 20'9 x 13'0, (6.33m x 3.96), a show home standard, open family dining kitchen, with light, space and style throughout. The kitchen is fitted with a contemporary range of base, wall and drawer units, contrasting worktops, Peninsula, perfect for breakfasting and coffees, integrated electric oven, hob, cooker hood, ceramic sink unit with mixer taps, integrated dishwasher, fridge/freezer, double glazed window, brick effect tiling, dining area, spotlights to ceiling, double glazed French doors out to the garden, vertical radiator



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FIRST FLOOR LANDING AREA: loft access, airing cupboard housing combination boiler, spotlights to ceiling, double glazed window, door to:

BEDROOM ONE: (rear): 13'6 x 9'9, (4.12m x 2.97m), excluding depth of stylish, mirrored wardrobes providing ample hanging and storage space, radiator, double glazed window

BEDROOM TWO: (front): 11'4 x 8'8, (3.45m x 2.64m), excluding depth of sliding wardrobes, radiator, two double glazed windows

BEDROOM THREE: (front): 8'6 x 5'7, (2.59m x 1.70m), storage cupboard, radiator, double glazed window

BATHROOM: 9'9 x 6'9, (2.97m x 2.06m), luxurious family bathroom showcasing, free standing bath, wall mounted mixer taps, separate shower cubicle with chrome shower and additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, double glazed window, tiled floor, tiling to walls, spotlights to ceiling

EXTERNALLY: fabulous outside space, perfect for families and entertaining, with a delightful, Westerly aspect. The rear garden is enclosed with patio, lawn and shed, side garden area, gated access to the front block paved driveway with additional gravelled side area

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: D

EPC RATING: B

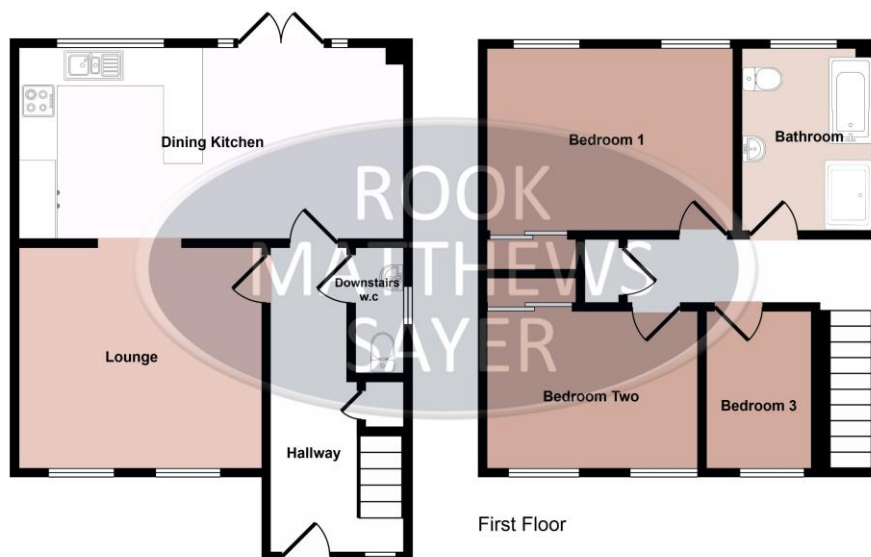
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Ground Floor Northwood v.1

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 Snappy 360.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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