



Cauldwell Lane | Monkseaton | NE25 8LR

£380,000

From the outset, this is a home that offers both presence and practicality, a generous frontage, ample parking and a layout that has been adapted to make the most of the space available. To the rear, the property opens into a superb kitchen and dining area that naturally becomes the focal point of the home. Spanning the width of the house, it provides an excellent balance of cooking, dining and social space, enhanced by natural light and views across the garden. The kitchen itself is finished in a modern style with integrated appliances and ample work surfaces, while the adjoining utility room adds a level of day-to-day convenience that works particularly well for busy households. A separate bay-fronted living room to the front provides a more relaxed setting to the front of the house. Upstairs, the proportions continue to impress. The principal bedroom benefits from a box bay window and fitted wardrobes, creating a bright and well-balanced room, while the additional bedrooms are versatile and well-sized. The bathroom has been updated with a modern suite and distinctive flooring, giving it a clean, contemporary feel. Externally, the rear garden is a key feature, offering a good sense of scale with both lawn and patio areas. Cauldwell Lane is consistently popular due to its accessibility, close to Monkseaton's shops and Metro, well-regarded schooling and within easy reach of Whitley Bay town centre and the coastline.

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LANDING: Double glazed window, door to:

BEDROOM ONE 15'6" x 8'4" (4.72m x 2.54m)
measurement into bay: Double glazed bay window with stained glass detailing, radiator, fitted alcove wardrobes, picture rail.

BEDROOM TWO 12'7" x 11'6" (3.84m x 3.51m):
Double glazed window, radiator, fitted wardrobe and storage cupboard, picture rail.

BEDROOM THREE 9'2" x 7'9" (2.79m x 2.36m) Plus
wardrobe area: Double glazed window with stain glass detailing, fitted wardrobes, radiator.

BATHROOM 9'4" x 7'8" (2.84m x 2.34m): Panelled bath with rainfall shower over plus additional shower head, vanity wash basin set in vanity unit, W.C, tiled walls, radiator, double glazed window, loft access hatch.

EXTERNALLY: Block paved driveway providing off-street parking for multiple vehicles, access to attached garage. Generous rear garden incorporating lawn and patio areas, fenced boundaries.

ENTRANCE VESTIBULE: Front entrance door, door to:

ENTRANCE HALLWAY: Staircase to first floor, radiator, panelled walls, storage/cloak area, door to:

LIVING ROOM 15'2" x 12'4" (4.62m x 3.76m)
into bay and alcoves: Double glazed box bay window, radiator, decorative corning.

DINING KITCHEN 19'9" x 16'1" (6.02m x 4.90m) maximum measurements: Range of fitted wall and base units, work surfaces, basin with mixer tap, integrated oven, dishwasher, gas hob, cooker hood, space for dining, box bay with double glazed windows, radiators

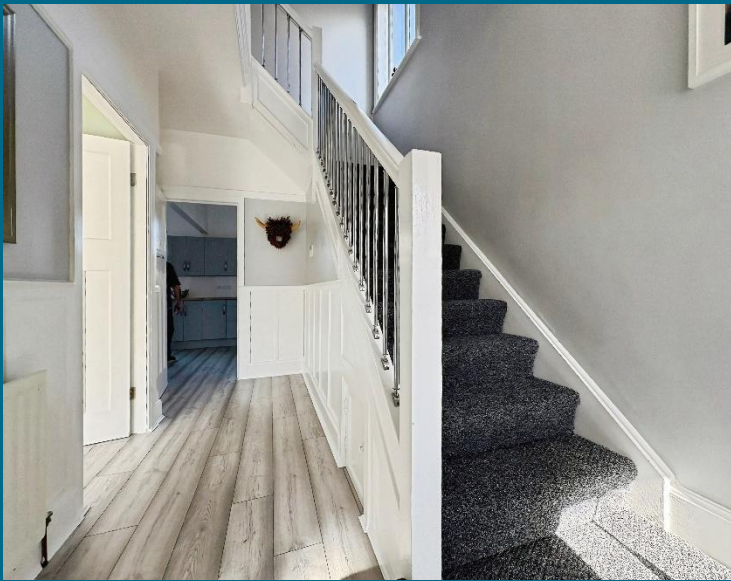
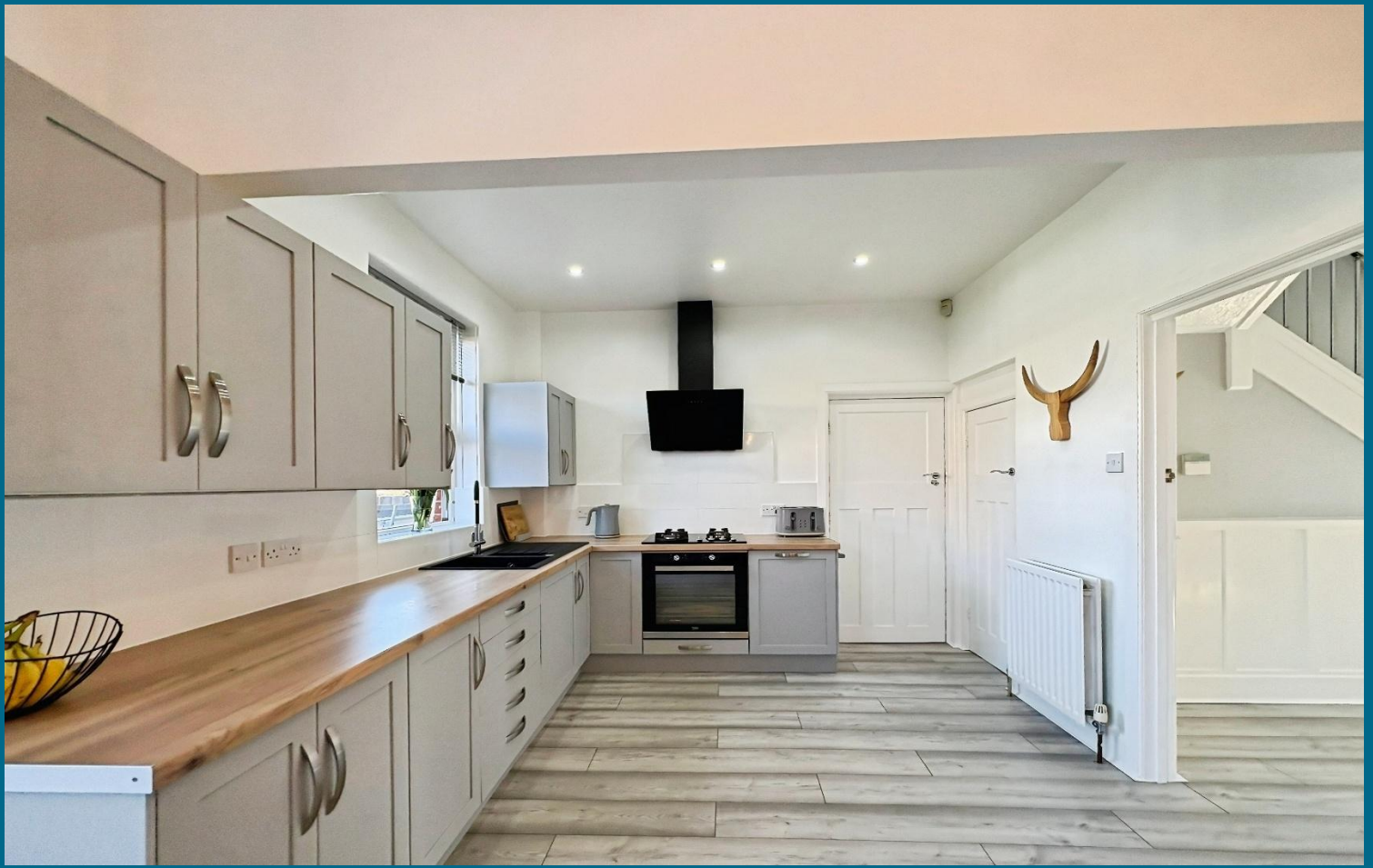
UTILITY ROOM 7'7" x 9'6" (2.31m x 2.90m):
Fitted units, work surfaces, plumbing for washing machine, space for dryer, gas combi boiler, double glazed door to rear garden, door to:

GARAGE 7'9" x 13'7" (2.36m x 4.14m) plus storage cupboard area: Up and over door to front driveway

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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.

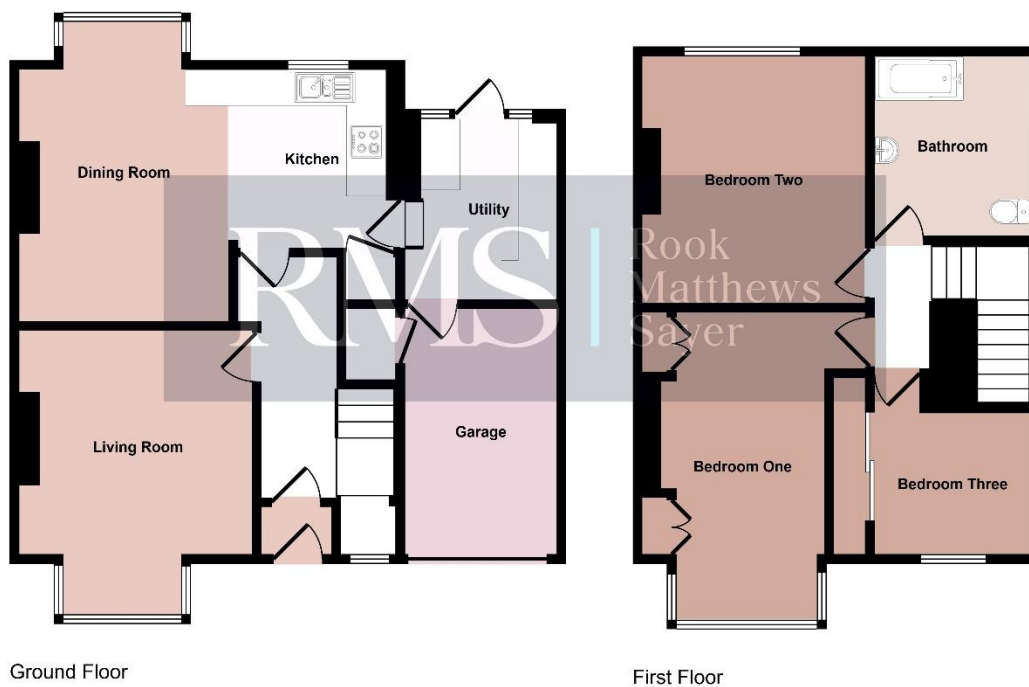
TENURE

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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Ground Floor

First Floor

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.

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