



Perth Close | North Shields | NE298DF

**£385,000**

A striking four-bedroom detached residence, occupying a prominent position in a quiet cul-de-sac on Perth Close. Immediately distinguished by its modern grey-cladding, expansive block-paved driveway, and a secure garage. The interior is defined by high-end finishes and an exceptional open-plan layout. The heart of the home is the expansive kitchen/diner featuring a large central island and high-quality cabinetry, which flows seamlessly into a massive sunroom, a bright and versatile space with French doors leading to the garden. The living room is equally impressive with generous proportions and contemporary media wall styling with slat-wood panelling. Upstairs, the accommodation is beautifully presented across four bedrooms. The bathroom has been masterfully refitted into a boutique-style wet room, boasting floor-to-ceiling tiling, a double floating vanity, and high-quality black hardware. Externally, the property offers a spacious rear garden with multiple seating areas, ideal for alfresco dining and entertaining. The property also benefits from solar panels (owned outright)

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**ENTRANCE PORCH:** Front entrance door, double glazed windows, door to:

**HALLWAY:** Entrance door, wood flooring, staircase with integrated runner to first floor, radiator, door to:

**W.C:** Low level W.C, radiator, vanity unit with basin, double glazed window,

**LIVING ROOM 19'2" x 12'3" (5.86m x 3.75m):** Double glazed bay window, decorative coving, radiator, French doors to sunroom.

**KITCHEN 10'8" x 19' (3.25m x 5.79m):** A premium kitchen fitted with a range of oak and navy shaker-style units, high-quality countertops, a central peninsula with integrated hob and downdraft extractor, double oven, dishwasher, basin with mixer tap, radiator, wood flooring, open to sunroom, door to:

**UTILITY 9'6" x 8'11" (2.90m x 2.72m):** Separate workspace with plumbing for laundry appliances, additional storage with worktops, radiator, garden and garage access.

**GARAGE 17'10" x 8'11" (5.45m x 2.72m):** Attached garage with roller door, radiator.

**SUN ROOM 21'4" x 12'10" (6.52m x 3.92m):** An exceptional addition to the home with panoramic garden views, a vaulted ceiling, double glazed French doors leading to the garden, double glazed windows, radiator.

**LANDING:** Double glazed window, loft access, door to:

**BEDROOM ONE 9'9" x 11'10" (2.99m x 3.62m):** Principal double bedroom with large double-glazed windows, radiator.

**BEDROOM TWO 9'9" x 11'2" (2.99m x 3.42m):** A second double bedroom with fitted wardrobes, radiator, double glazed windows.

**BEDROOM THREE 9'1" x 11'10" (2.77m x 3.62m):** Bedroom featuring double glazed windows, radiator.

**BEDROOM FOUR 8'2" x 10'9" (2.50m x 3.30m):** Currently used as dressing/storage room with fitted shaker style wardrobes and recess storage cupboard, double glazed windows, radiator.

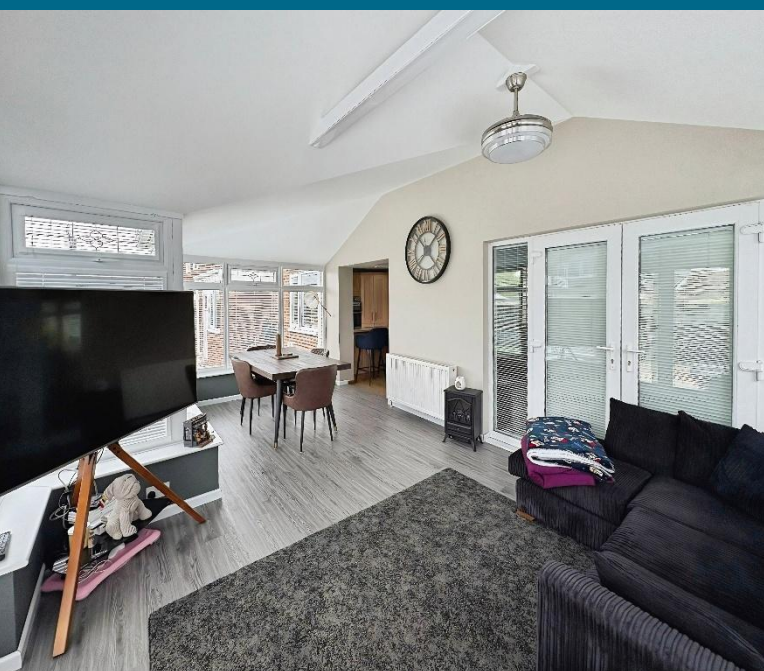
**BATHROOM 6'4" x 8'0"** A stunning, refitted wet-room featuring fully tiled floors and walls, a walk-in rainfall shower with black Crittall-style screen, double floating vanity, wall-hung W.C, radiator, double glazed window.

**EXTERNALLY:** Front driveway with access to garage. Enclosed and landscaped rear garden, featuring an expansive, patios which offer multiple seating areas, a lawn area and solar panels

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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: D**

**EPC RATING: C**

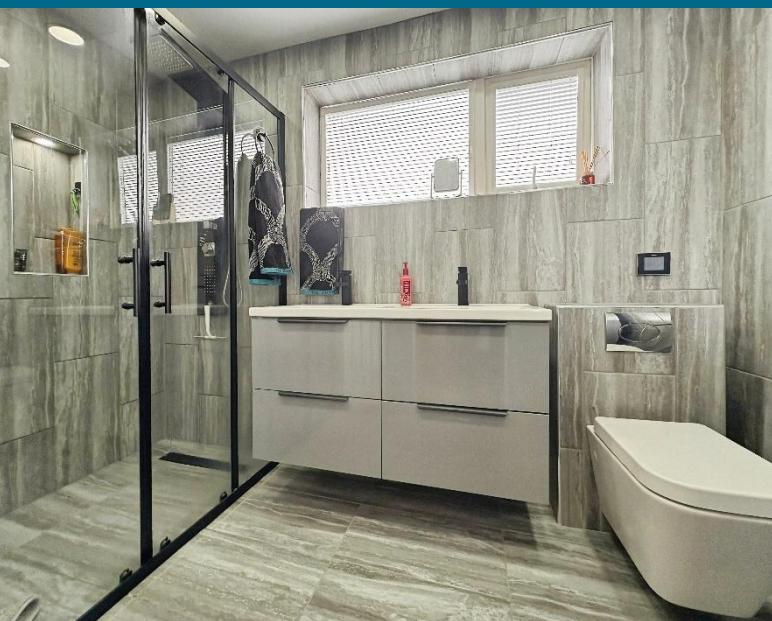
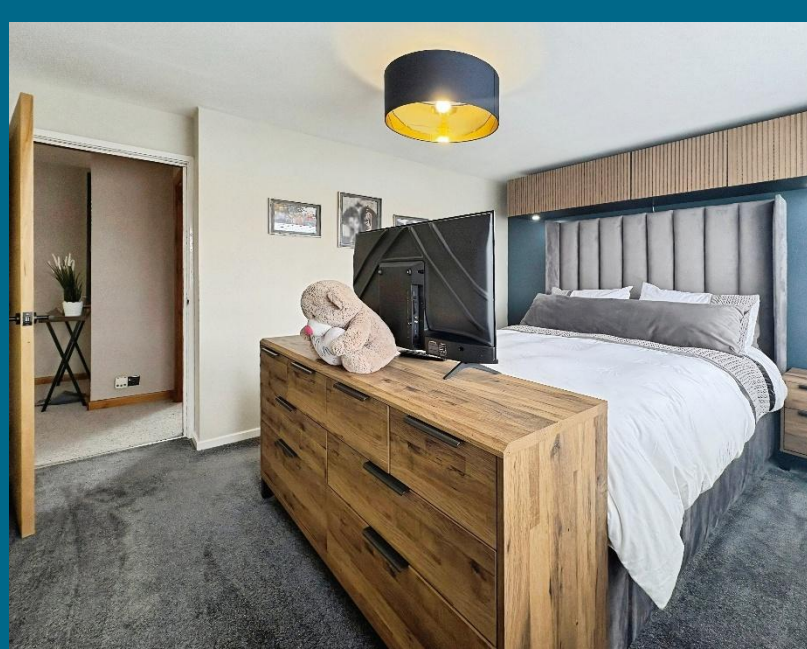
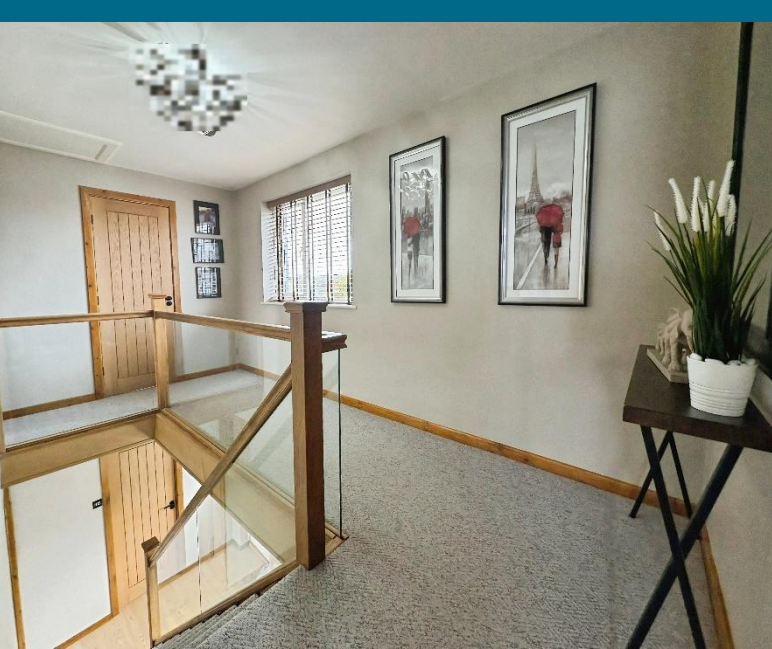
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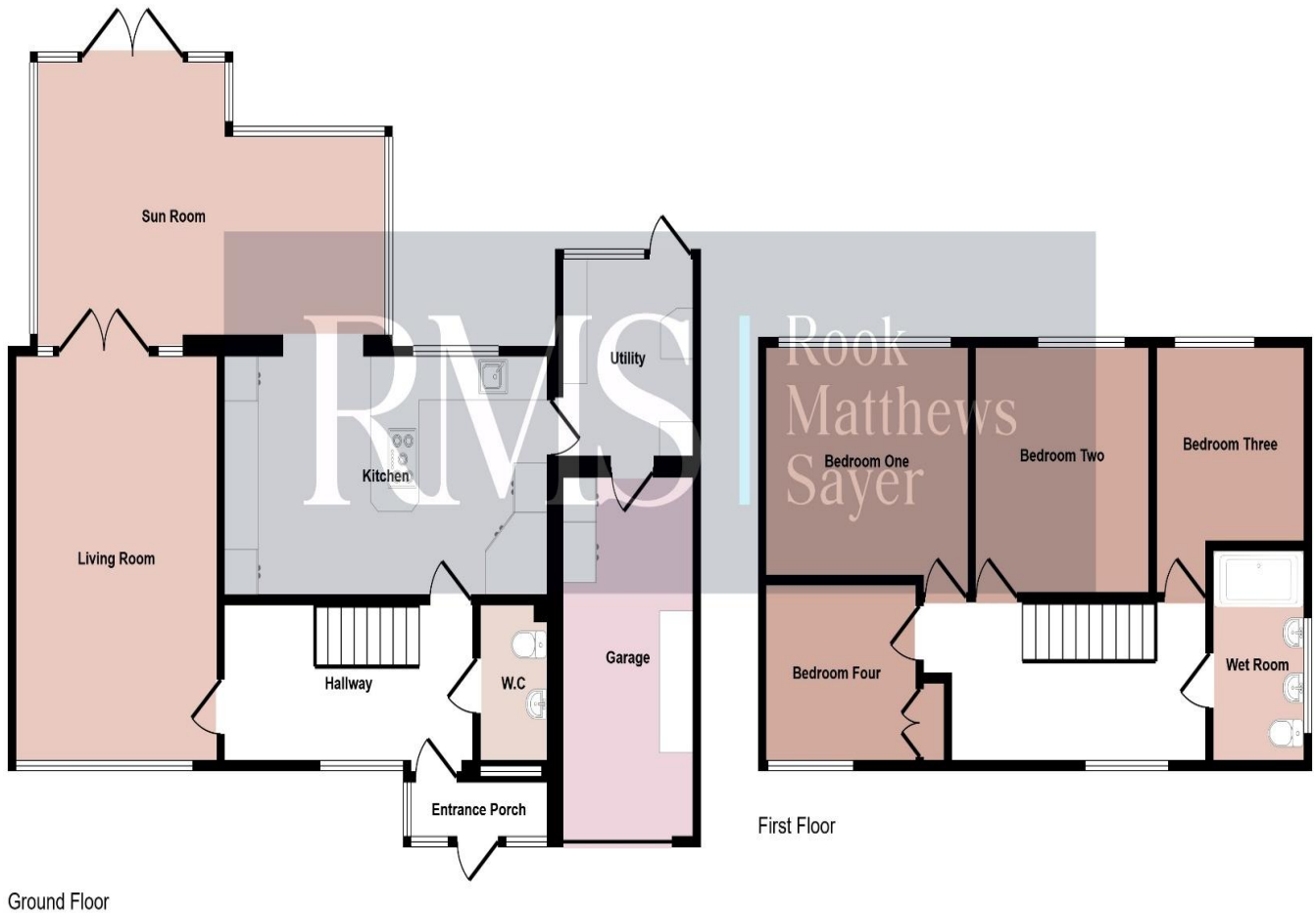
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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