





- Exclusive Estate
- Four Bedrooms
- Two Bathrooms
- Stunning garden to include hot tub
- Driveway and Double Garage
- Detached Family Home
- Three Reception Rooms
- Freehold
- Council Tax Band *E*
- Triple Glazing





LUXURY 4 BEDROOM DETACHED VILLA ON THE FRINGES OF TYNEMOUTH

This stunning, detached villa is in a sought-after exclusive estate in North Shields. The generous family home boasts four bedrooms, three reception rooms, garden with included hot tub. The property offers ample space for family living, entertaining guests or simply relaxing.

Internally the property, which benefits from triple glazing, briefly comprises to the ground floor: - entrance hallway with full height feature window, ground floor WC, spacious living room with box bay window, dining room with box bay window, and an additional reception room with doors leading to the rear garden. The modern extended kitchen boasts fitted units, integrated appliances, including wine cooler, breakfast bar and features a lantern roof and French doors leading to the rear garden. To the first floor there are four double bedrooms; the main with an en suite and there is a stylish family bathroom WC with four-piece suite and under sink storage.

Externally there is a block paved driveway to the front leading to the attached double garage. There is also a beautiful, landscaped garden to the rear with a patio area, lawn, raised decking and well stocked borders.

The property is positioned in a fantastic location, close to a wide range of transport links, local attractions and amenities including the prestigious Tynemouth Golf Course. This home offers both convenience and leisure opportunities. Whether you enjoy a round of golf or prefer shopping and dining in nearby establishments, this location has something for everyone. For the growing family, the property is in a convenient location for access to well-regarded schools.

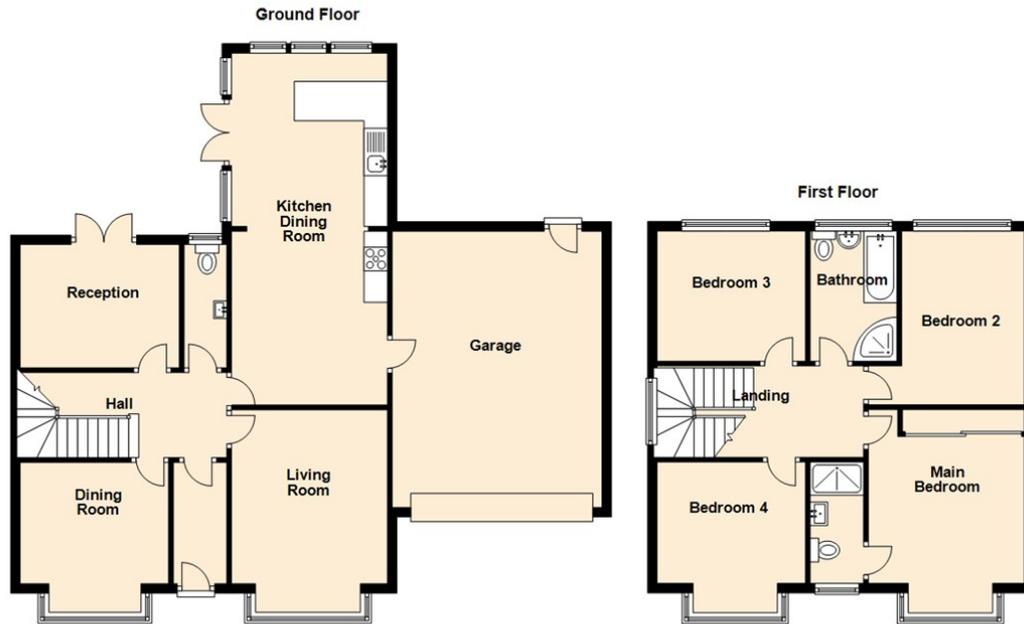
Don't miss the chance to enjoy the benefits of spacious living in a prime location. Please call 0191 257 2000 for more information and to book a viewing.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band





- Living Room 12'0" x 10'11" (3.68 x 3.33)
- Dining Room 8'7" x 10'4" (2.62 x 3.17)
- Kitchen 24'1" x 10'11" (7.35 x 3.33)
- Reception 8'6" x 11'1" (2.61 x 3.40)
- Main Bedroom 11'11" x 11'3" (3.65 x 3.45)
- Bedroom Two 12'0" x 10'11" (3.68 x 3.33)
- Bedroom Three 9'0" x 10'4" (2.76mx 3.17)
- Bedroom Four 8'5" x 10'4" (2.57 x 3.17)

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

The difference between house and home

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