



## 4 College Drive

South Shields, NE33 3DX

£299,950



Delighted to bring to the market this lovely mid link home on this popular development with Georgian styling and the benefit of a single garage set to the rear. This well cared for and maintained home has some lovely features offering space and size, rare for a modern build. There is a fitted kitchen and modern styled bathroom with shower over the bath, wardrobes to two of the three bedrooms, a spacious lounge to dining room and useful ground floor cloaks WC. Outside is a drive to the front, rear patio and lawn with access to the garaging area. The home is double glazed, has ducted air heating and is offered with No Onward Chain.



### Entrance lobby

Through to

### Entrance hall

Stairs to the first floor

### Cloaks WC

Vanity unit with wash basin, WC

### Living room 16'9" x 12'9" (5.11 x 3.91)

Bow window to the front and a fire surround with an electric fire, open through to

### Dining room 13'4" x 9'11" (4.07 x 3.03)

French door to the rear garden

### Kitchen 12'7" x 8'8" (3.86 x 2.65)

A range of oak wall and base units with contrasting work surfaces housing a sink unit, filter hood, integrated fridge and freezer, Amtico floor and tiled walls, built in cupboard housing the Johnson Starley warm air heating boiler, space for a washer

### First floor

Landing with two built in cupboards

### Bedroom 1 15'4" x 11'11" (4.68 x 3.64)

A rang of fitted wardrobes with drawers and dresser unit, built in wardrobe.

### Bedroom 2 12'2" x 11'10" (3.72 x 3.62)

Built in wardrobe

### Bedroom 3 10'4" x 6'10" (3.17 x 2.10)

### Bathroom 7'3" x 6'9" (2.21 x 2.06)

A three piece suite comprising a shower bath with an electric shower over, wash basin and WC, tiled walls and floor, spot lights

### Garage

A garage in the block to the rear (fourth from the end) with an up and over door.

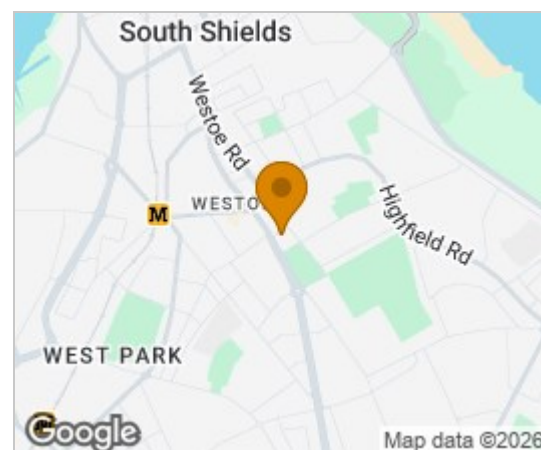
### External

Front drive for off street parking whilst to the rear is a garden with lawn, block paved patio and access to the rear garaging area.

### Note

Leasehold Title, 999 years from 1973, Ground Rent £20 per annum. This is a small private development complex of homes and apartments, there is a small annual maintenance charge paid to Potts Grey of approximately £250 for the upkeep of communal areas. Council Tax Band D, Mains Electric and Water Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 52 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre Tv Availability BT, Sky and Virgin, Mobile Coverage O2, Three and Vodafone likely, EE limited

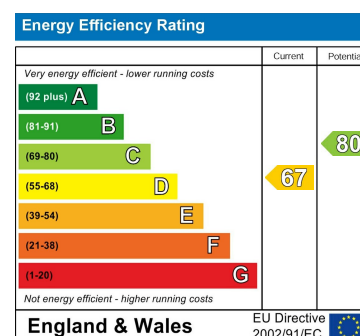
### Area Map



### Floor Plans



### Energy Efficiency Graph



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