ColinLilley
ESTATE AGENTS



109 Sorrel Gardens

South Shields, NE34 8TT

£335,000

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A perfect and efficient family home having been redesigned and extended over the years to offer this superb proposition. Situated on a west aspect garden site with landscaped gardens and a wonderful garden room in this popular location, the home has been extended to the side and rear and offers superbly well appointed accommodation of four bedrooms, a modern styled four piece bathroom with bath and separate shower, lounge to dining room to sun room and a good sized kitchen breakfast room. There are solar panels with battery storage and supply to the grid, a three car drive with EV point garage and the family gardens, ideal for relaxation and summer parties. Viewing is essential to fully appreciate.







Entrance porch
Via a composite front door, laminate floor and through to

Entrance hall
Stairs to the first floor, double doors to the lounge, cast style radiator and laminate floor

Living room
A beautiful bow window with plantation style shutters and a centre piece media wall with electric fire, built in cupboard, herringbone hardwood floor, cast style radiator and black double doors to the dining room.

Dining room
The herringbone hardwood floor continues through the dining room which opens into the sun room. There is a cast style radiator

Sun room
With a warm roof and spot lights making this an all year round room. There are French doors to the garden and herringbone hardwood floor.

Kitchen breakfast room
A good range of wall and base units incorporating a breakfast bar area. There is a sink unit, five burner gas hob with with filter hood over and oven under, dishwasher, larder style storage cupboards, spot lights and a tiled floor, door to the garage and a cast style radiator

First floor
Landing with loft access via hatch and ladder, the loft being insulated and comes with some boarding.

Bedroom 1
Feature panelled wall, corner fitted wardrobes by Urban Sliders, plantation style window shutters and a cast style radiator

Bedroom 2
A good range of fitted wardrobes, built in cupboard, plantation style window shutters and a cast style radiator

Bedroom 3
The side extension bedroom from front to rear with plantation style window shutters and a cast style radiator

Bedroom 4
Currently fitted out as a dressing room with open storage, built in cupboard, plantation style window shutters and a cast style radiator

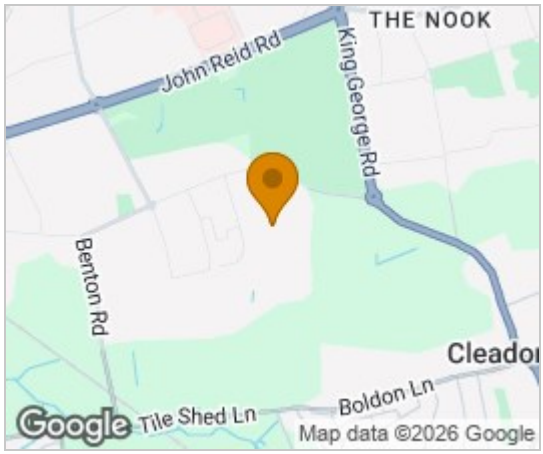
Bathroom
A stunning family bathroom installed around two and a half years ago with a four piece suite, marble design porcelain tiling to the walls and floor with black accent fittings and LED highlight lighting. The four piece suite comprises a double ended bath with free standing shower tap, a vanity unit with wash basin, wall hung WC and a separate shower enclosure with a mixer shower having both drencher and spray shower heads. There are spot lights and a large column radiator.

Garage
An integral single garage with up and over door, Baxi boiler, solar panel battery storage and a courtesy door to the kitchen

External
To the front is a full width block paved drive for three cars to park with an EV charging point. To the rear, the due west aspect gardens offer a great modern space for relaxation with contemporary fencing and lights, a slate effect patio and synthetic grass. The highlight of the garden is a purpose built garden room/ home office with insulation, power, lights and bifold doors opening to the garden.

Note
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Solar panels are owned and provide additional power to the grid making for a super efficient and low tariff home. Broadband Basic 4 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage Three likely, EE, O2 and Vodafone limited.

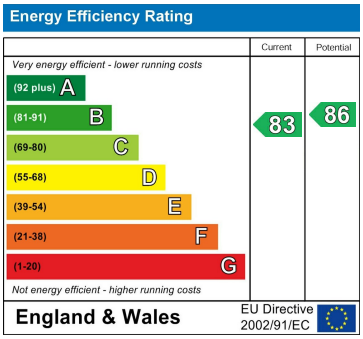
Area Map



Floor Plans



Energy Efficiency Graph



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