



18 Braemar Drive

South Shields, NE34 7TZ

£365,000



Delighted to offer this rare to the market four bedroom detached on this executive and highly regarded private development. The home is situated a generous plot which could allow for future expansion and extensions (subject to planning) yet currently offers four bedroom good sized accommodation enhanced with a conservatory, a fitted kitchen with integrated appliances and an extended garage. There is gas central heating, double glazing and the lawned gardens that are great for a family home. Viewing essential to fully appreciate.



Entrance porch
Hardwood floor

Cloaks WC
Wash basin and WC

Entrance hall
Stairs to the first floor and doors to the lounge and kitchen diner.

Lounge diner
A lovely sized room with a pleasant front aspect with a picture window. There is a fire surround with a gas fire, French doors to the conservatory and radiators

Conservatory
Laminate floor and a door to the garden.

Kitchen diner
Fitted with a range of wall and base units with contrasting work surfaces housing a sink unit, gas hob with oven under and filter hood over, microwave, integrated fridge freezer and a dishwasher. There are under unit lights, tiled splash backs, door to the garage and a built in understairs cupboard, radiator

First floor
Landing with a built in cupboard. There is loft access via hatch and ladder. We are informed the loft is boarded.

Bedroom 1
Fitted wardrobes with sliding doors, radiator

En suite WC
Vanity wash basin and a WC

Bedroom 2
Fitted wardrobes with mirrored sliding doors, radiator

Bedroom 3
Radiator

Bedroom 4
Currently utilised as a home office with a radiator

Bathroom
A three piece suite in white comprising a jacuzzi spa bath with mixer shower over, vanity storage units housing the wash basin and WC, tiled walls and floor, towel radiator

Garage
An extended garage with an electric roller door. The rear of the garage is a useful utility area or workshop, comes with power, light and has a tap. There is a door to the exterior.

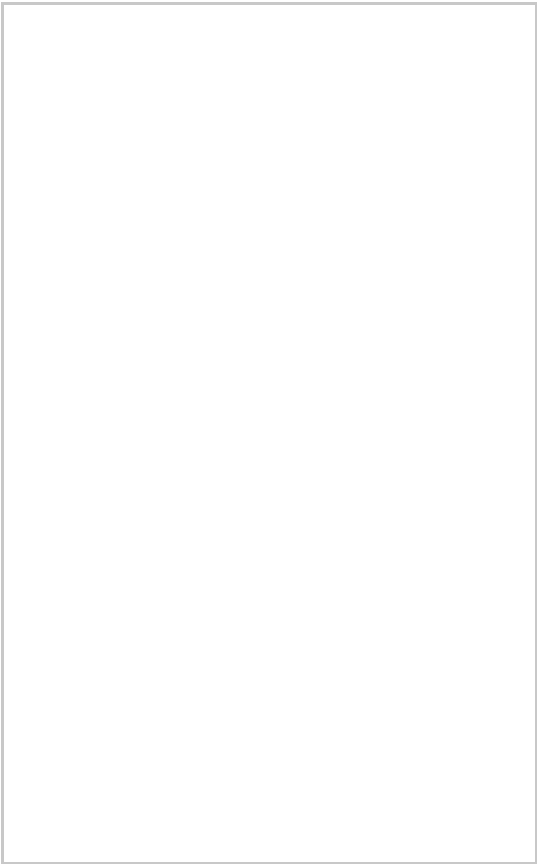
External
A super garden plot with quite extensive land boundaries allowing for future expansion and extensions, subject to planning. The gardens have lawns and patio areas with a greenhouse. To the front is a lawned garden and a block paved drive in front of the garage for three cars.

Note
Freehold Title, Council Tax Band D, Mains Services Connected, Flood Risk very low. Broadband Basic 8 Mbps, Superfast 47 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 and Vodafone likely, EE and Three limited.

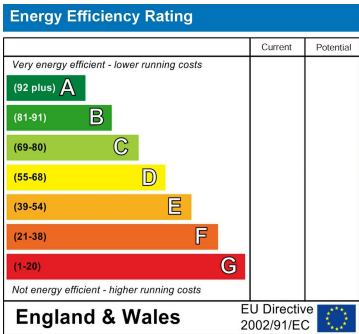
Area Map



Floor Plans



Energy Efficiency Graph



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