



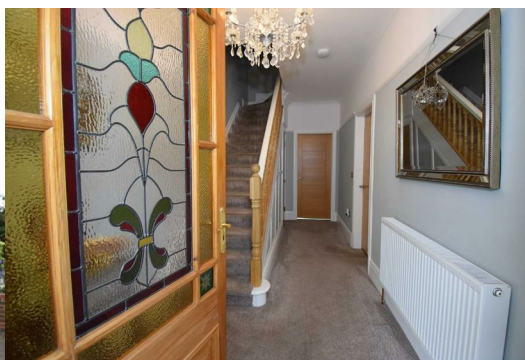
165 King George Road

, South Shields, NE34 0EU

£495,000



Magnificent and thoughtfully extended Semi Detached Home in this prestigious location offering generous high quality living ideal for the family buyer. Situated on a large garden plot, the home is superbly well appointed with quality items including Karndean flooring, plantation shutters, log burner which can also heat the radiators, superb open plan kitchen family dining room with bi fold doors to the garden and under floor heating. There are four bedrooms, the main being a superb size and comes with a five piece luxury en suite. So much to mention, viewing a must! EPC C



Entrance porch

Via a composite front door, Karndeian floor and wooden door with leaded glazing through to

Entrance hall

With stairs to the first floor, oak veneer doors to the rooms, radiator

Cloaks WC

WC and a washbasin on a bespoke oak vanity unit, Karndeian floor and spot lights

Lounge diner

A superb length, this lovely room has a bay window and double doors to the kitchen family room. There's an oak mantel beam to the chimney breast which houses a log burner which can also provide radiator heating, spot lights and designer cast radiators

Kitchen family dining

A magnificent open plan room with bi fold doors to access the garden. Fitted by Windsor kitchens with a great range of wall, base units and Corian work surfaces with a breakfasting island unit and contrast hardwood top. There's an under bench sink unit, five burner gas hob with filter hood over, twin ovens with hide and slide doors, plate warmer and storage drawer, dishwasher, spot lighting and under unit lighting, Karndeian floor with under floor heating

Utility

Wall, base units and work surfaces housing a sink unit, space for appliances, spot lights, door to the garage, Karndeian floor

First floor

Landing with loft access

Bedroom 1

A superb main bedroom suite with spot lights and radiator, door through to:

En suite

A luxury en suite with his and hers wash basins on a bespoke oak vanity unit with mirrored and lit bathroom cabinets, a slipper style bath with free standing shower tap, separate walk in wet area with mixer shower having drencher shower head and hair washing shower, WC, tiled walls, spot lights Karndeian floor and towel radiator

Bedroom 2

Bay window, period style fire surround with cast and tiled insert, radiator

Bedroom 3

A range of fitted wardrobes with drawers and storage, radiator

Bedroom 4

Radiator

Shower room

Corner shower enclosure with mixer shower having drencher shower head and hair washing shower, vanity unit with bowl wash basin, WC, tiled walls, spot lights, Karndeian floor and towel radiator

Garage

A lovely large garage with mezzanine storage and powered roller door, light and power.

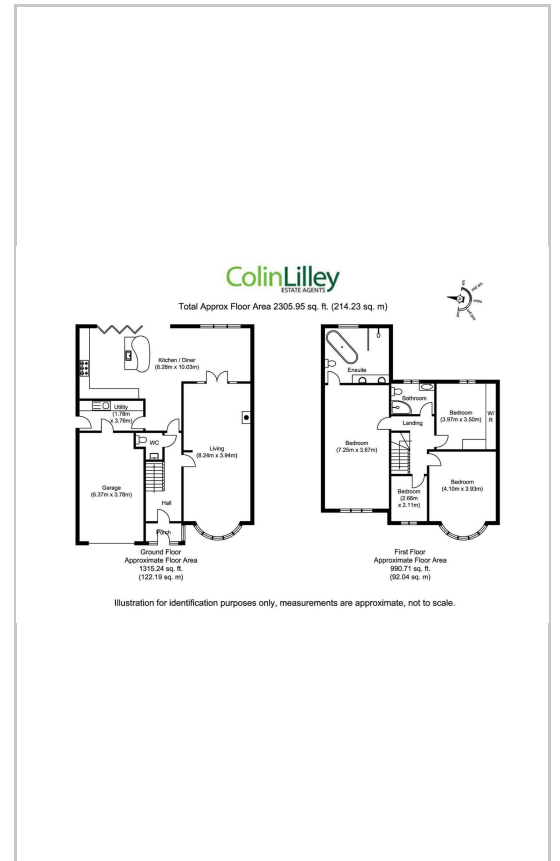
External

Double block paved drive for off street parking. Enclosed long rear garden with lawns and block paved patio area. External tap, power and lighting.

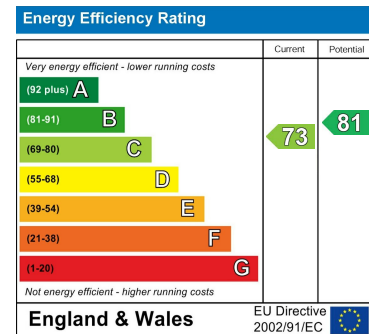
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.