



31 Sheldon Road

South Shields, NE34 6ES

£399,950



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Simply Stunning! Tucked away in the corner of this lovely setting in Sheldon Road, we are delighted to present this extended and vastly improved Semi Detached Bungalow with a deceptively large landscaped garden plot. Extensively renovated with quality fixtures and fittings, the home has a rear extension providing full open plan living, dining and kitchen area across the rear with atrium skylights and bifold doors allowing light to flood in. There's also a separate lounge, two fully fitted bedrooms, the main with an en suite shower room and the family bathroom offers book matched Italian marble tiling and a large walk through shower area. To note a few benefits that include plantation style shutters, oak doors, led lighting, feature wall panelling, quartz work surfaces and hardwood flooring. A stunning proposition and one not to miss.

## Entrance porch

Via a composite front door, half panelled walls and hardwood floor, cast style radiator.

## Entrance hall

A lovely long hall with hardwood floor and three built in cupboards, half panelled walls, loft access via ladder, cast style radiator

## Living room

To the front of the home with a bay window having shutters, alcove built in storage units with quartz tops, a polished stone fire surround houses an

electric fire and the room is finished with hardwood floor and a cast style radiator

## Lounge dining kitchen

An amazing open plan room across the rear of the home with light flooding in from bi fold doors to the composite deck and large atrium style sky lights. There is a full media wall and storage units, dining area with banquette seating and opening through into the quality fitted kitchen with quartz worksurfaces and a central island unit with one and a half bowl under bench sink and Grohe boiling tap. Housed is a six burner gas hob with double extractor hood over, twin Neff ovens, microwave and grill, and the open plan space has hardwood and tiled floors with ample spot lighting and cast style radiators

## Utility

Fitted with base unit, larder storage unit and quartz work surfaces with space for appliances, tiled floor and radiator

## Cloaks WC

WC and wash basin, tiled walls and floor

## Bathroom

A stunning family bathroom with book matched Italian marble tiling to a feature wall with inset shower controls for a large walk through shower with drencher and spray shower heads. The high quality luxury continues with a vanity unit with his and hers wash basins and marble tops. There's a WC, spot lights, tiled floor, shutters and two period towel radiators.

Tel: 01914569499

### Bedroom 1

A great main bedroom with a full range of fitted wardrobes, built in cupboard, shutters, hardwood floor and cast style radiator

### En suite

Shower enclosure with both drencher and spray shower heads, vanity wash basin, WC, tiled walls and floor, shutters and a chrome towel radiator

### Bedroom 2

Extensive range of fitted wardrobes with dresser/desk unit, bow window with shutters, hardwood floor and cast style radiator

### Garage

19'8" x 9'10" (6.00 x 3.00)

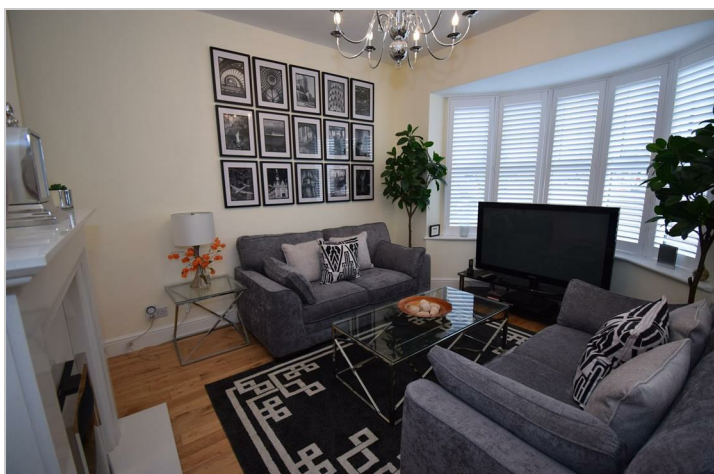
A large detached garage with electric door and a courtesy door. Set towards the rear of the long drive that is block paved and provides ample vehicle parking. To the rear of the garage is a large garden shed.

### External

The outside space of this bungalow is a delight and provides an idyllic setting to enjoy the summer. There's a raised composite deck that steps into a lawned garden with various patio areas and a path that meanders through an arch to a stone semi circle seating area. A great sized garden area that compliments a quality bungalow.

### Note

Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 9Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Vodafone, EE and Three all likely.



Road Map



Hybrid Map



Terrain Map



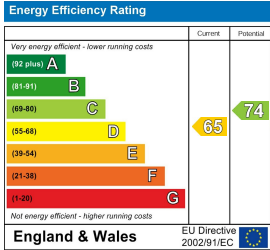
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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