



## 10 Cauldwell Villas

South Shields, NE34 0RZ

£259,950



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## Entrance porch

With both front and rear entrance via quality composite doors. There is built in cloaks storage units, tiled floor with under floor heating.

## Entrance hall

Stairs to the first floor with oak and glass balustrade, double doors to the living room,

## Living room

15'1" x 13'6" (4.62 x 4.14)

A good sized living room with a feature fire surround with reproduction cast inserts and a gas fire. There is an extensive range of quality fitted units for media storage and display with a seated bay window, wood flooring and fitted under stairs storage area.

## Kitchen diner

20'8" x 11'6" (6.30 x 3.51)

The rear extension affords a superb space for the hub of the home being this well fitted kitchen diner with patio doors to the conservatory. There is a range of wall and base units with a corner sink, five burner gas hob with filter hood over, oven and microwave, dishwasher, under unit and unit lighting with tiled splash backs, clad ceiling with spot lights and a radiator

## Utility

9'1" x 4'5" (2.78 x 1.35)

Off the kitchen and with a vaulted ceiling and sky light there is this useful utility with a sink unit, work tops and space for appliances, tiled walls

## Conservatory

11'9" x 8'2" (3.60 x 2.50)

A lovely conservatory making the most of this due west aspect with French doors to the garden and an air con unit for comfort

## Bathroom

10'2" x 4'9" (3.12 x 1.45)

Corner bath with a mixer shower tap, vanity units with wash basin, WC, tiled walls, clad ceiling with spot lights, chrome towel radiator

## First floor

Landing with loft access and a radiator. The loft is floored and lined with eaves storage and comes with powered velux windows making it ideal for an occasional hobbies room or office.

## Bedroom 1

12'1" x 9'4" (3.70 x 2.85)

To the front of the home with an extensive range of fitted bedroom furniture including wardrobes, drawer units, over head storage and bed side cabinets, pelmet lights and a radiator

## Bedroom 2

11'8" x 8'11" (3.58 x 2.73)

Could easily be bedroom one as access is through a walk through dressing area with fitted wardrobes to both sides. This leads to a double bedroom with fitted dresser and drawer units, radiator

## **Bedroom 3**

11'8" x 9'9" (3.56 x 2.98)

Another double bedroom with fitted desk and drawer units, radiator

## **Separate WC**

Wash basin and WC, tiled walls and a radiator

## **External**

A lovely block paved double drive to the front with folding gates. To the rear is an enclosed west aspect patio garden with synthetic grass and an external tap. There is a secure brick built shed/workshop with power and light.

## **Note**

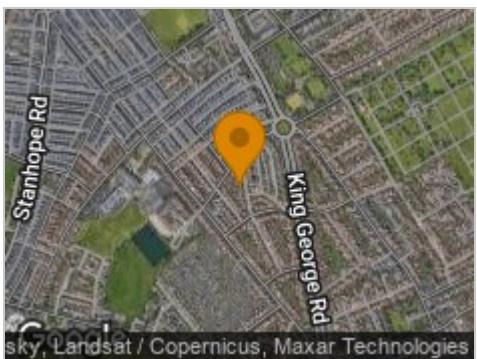
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Dual zone alarm and windows security shutters to the ground floor. Broadband Basic 13 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, EE, Vodafone and Three limited.



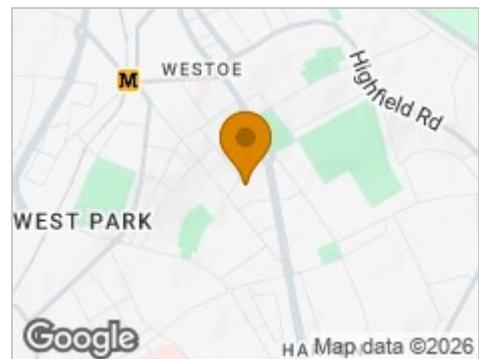
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

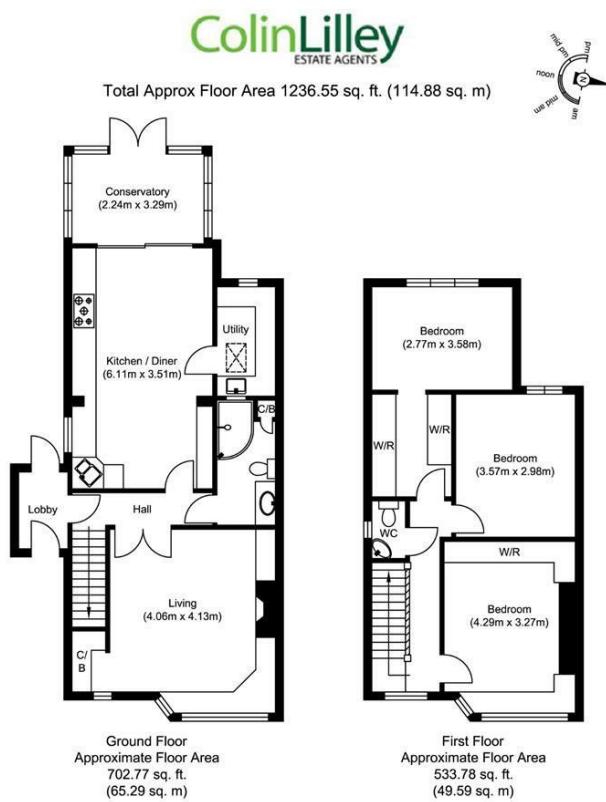
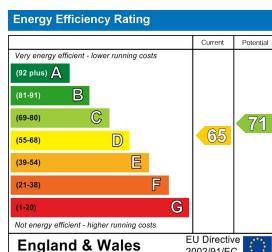


Illustration for identification purposes only, measurements are approximate, not to scale.

## 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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