



2 Holmfield Avenue

, South Shields, NE34 6LU

£450,000



Available to View Soon! Situated on the corner of Holmfield Avenue and King George Road, an impressive and extended Semi Detached that has been upgraded and renovated to offer contemporary style living. On offer are four generous first floor bedrooms served by a family bathroom with slipper style bath and walk in wet area. To the ground floor is an additional bedroom, ideal for a teenager or elderly parent, kitchen diner and an open plan lounge to a dining room. The front West aspect has decking and gardens, whilst gates lead to the rear enclosed drive parking and decked garden area. EPC C



Access is via double gates and a courtesy gate which lead to the rear drive. There is an entrance porch with composite front door that opens to the main hall of the home. A well fitted cloakroom is off the hall and there is a large walk in storage cupboard along with access to the rooms including the fifth bedroom or additional reception room. The kitchen diner has bifold doors to the rear decking. There is a further private lounge opening to a dining room with French doors to the front garden. The first floor has a landing and hall with access to four generous bedrooms, all with fitted wardrobes and the family bathroom which has a wet area, twin wash basins and a slipper style bath with waterfall shower tap. An all round stunning home in a great location.

Entrance porch

Via composite front door, granite floor tiling and through to

Entrance hall

With stairs to the first floor, large walk in storage cupboard and under stairs cupboard, radiator

Cloak room

Wash basin in a vanity unit, WC, half tiled walls, tiled floor, built in vanity storage cupboards, column radiator

Kitchen diner 19'2" x 18'8" (5.84 x 5.69)

Fitted with a range of modern white wall, base units and contrast coloured polished stone work surfaces with plinth lighting and a central island unit with breakfasting bar area. The units house an under bench sink unit with mixer tap, wine chiller, electric hob with concealed extraction, dishwasher, oven, microwave and fridge freezer, granite floor tiles, velux sky lights and bifold doors across the rear

Dining room 14'10" x 10'11" (4.53 x 3.34)

Dining room or lounge has granite floor tiling and French doors to the front of the home, the gardens and decking. The room comes with spot lights and column radiators and is open plan to the front living room.

Living room 14'4" x 12'6" (4.36 x 3.80)

Feature tiled wall, square bay window, Karndean floor and column radiator

Bedroom 14'1" x 11'11" (4.28 x 3.63)

With a range of fitted wardrobes with sliding doors, french doors to the garden, spot lights, laminate floor and column radiator

First floor

Landing with loft access

Bedroom 1 18'1" x 12'0" (5.51 x 3.65)

Fitted wardrobes with storage and drawer units, column radiators

Bedroom 2 14'7" x 12'5" (4.45 x 3.79)

With square bay window, this room has a full range of fitted wardrobes and storage, drawers and a column radiator

Bedroom 3 13'10" x 10'11" (4.21 x 3.34)

Fitted wardrobes, oak wood floor, column radiator

Bedroom 4 11'1" x 8'11" (3.37 x 2.73)

Fitted wardrobe, column radiator

Bathroom 12'4" x 7'5" (3.75 x 2.27)

A large bathroom with slipper style modern bath with waterfall shower tap, twin vanity wash basins set in a unit with waterfall taps, WC, step in wet area with rainfall shower head and hair washing shower, tiled walls and floor, spot lights and ladder style radiator

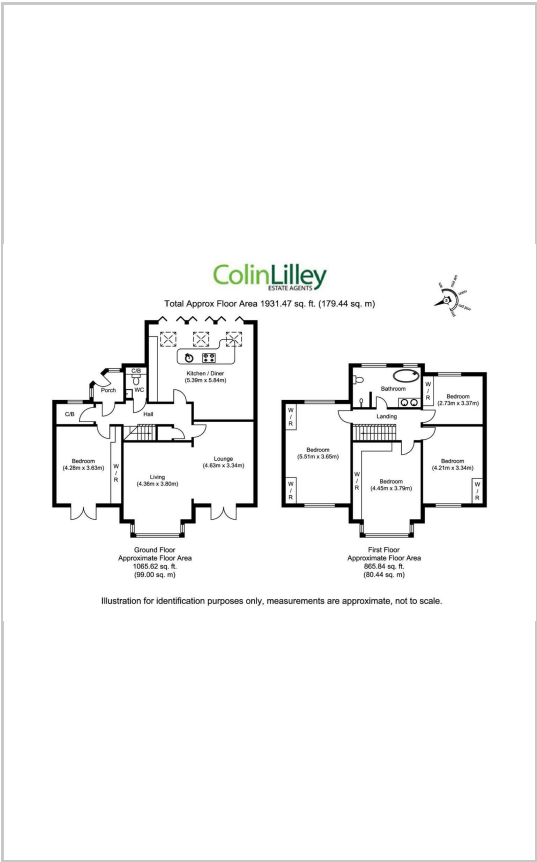
External

Enclosed front gardens with West aspect and generous decked area. There is a garden shed. The rear has double gates to a block paved drive and rear decked garden area covered with synthetic grass.

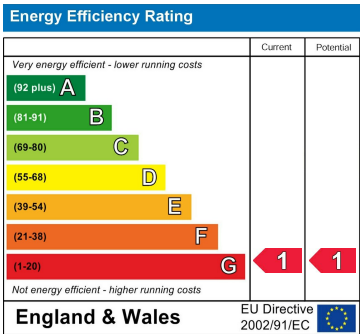
Area Map



Floor Plans



Energy Efficiency Graph



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