



## Parkshiel

South Shields NE34 8BU

A beautifully presented family home in a prime position, offering versatile living spaces and stylish finishes throughout. The open-plan lounge and dining area is neutrally decorated with a feature wall, flooded with natural light, and provides access to the modern kitchen, office, and cloakroom. The kitchen features grey and white high-gloss units, integrated appliances, and double doors to the rear garden. The property includes a spacious office/ground-floor bedroom, a master bedroom with built-in wardrobes and en suite shower room, two further bedrooms, and a family bathroom with a free-standing bath. Externally, the home boasts well-kept front lawns, a private gated driveway to the detached double garage, and a rear garden with patio, artificial lawn, two-tier decking with black matt railings, a seating area, and garden storage shed. Stylish, versatile, and ready to move into.

Offers in the region of £525,000

# 1 Parkshiel

## South Shields NE34 8BU



- DETACHED 3/4 BEDROOM RESIDENCE ON EXCLUSIVE RESIDENTIAL ESTATE
- GARAGE AND SEPARATE DRIVEWAY
- GROUND FLOOR CLOAKS
- SPACIOUS LOUNGE/DINER
- MASTER BEDROOM WITH EN-SUITE
- EPC TO FOLLOW

- GARDEN WITH DECKING
- OFFICE

### Entrance Hall

Composite front door leading into a neutrally decorated hall with wood effect flooring

### Lounge/Diner

A spacious open-plan lounge and dining area, neutrally decorated to create a bright and welcoming feel. A stylish feature wall adds character, while the generous layout offers ample room for both dining and relaxing. Three windows allow plenty of natural light to flood the space, enhancing its airy atmosphere. Conveniently, the room also provides access to the kitchen, office, and cloakroom.

### Kitchen

A stylish, modern kitchen featuring grey high-gloss base units beautifully complemented by sleek white high-gloss wall units. The space is fully equipped with a gas hob and stainless steel extractor, integrated oven and microwave, as well as integrated fridge, freezer, and wine cooler. Double doors open directly onto the garden, creating a seamless indoor-outdoor flow, while the contemporary grey flooring completes the look.

### Office

A spacious and versatile room, neutrally decorated and enjoying a front-facing aspect. Ideally suited as a home office, but equally adaptable as a ground-floor bedroom if required.

### Cloaks

A neatly presented cloakroom with neutral décor, part-tiled walls featuring stylish metro brick tiling, fitted with a WC and wash hand basin.

### First Floor

#### Master Bedroom

A generously sized master bedroom with neutral décor and a modern rear-facing aspect. The room benefits from contemporary built-in wardrobes and dressing table, providing excellent storage, and a stylish en suite shower room for added convenience.

#### En- Suite

A modern en suite comprising a walk-in shower with stylish grey brick slip tiled walls, low-level WC, and a contemporary vanity wash hand basin.

#### Bedroom

A well-proportioned double bedroom, neutrally decorated with a feature wall, built-in wardrobes, and a front-facing aspect.

#### Bedroom

A comfortable bedroom with a pleasant rear-facing aspect, ideal as a child's room, guest bedroom, or nursery.

#### Bathroom

A beautifully presented bathroom featuring tiled

walls and flooring, a stylish free-standing bath with mixer shower head, WC, and wash hand basin. A chrome heated towel rail completes the space with a modern touch.

### Double Garage

Detached double garage with electric roller shutter door. Spacious and with the possibility to convert the space in the rafters for additional storage.

### Exterior

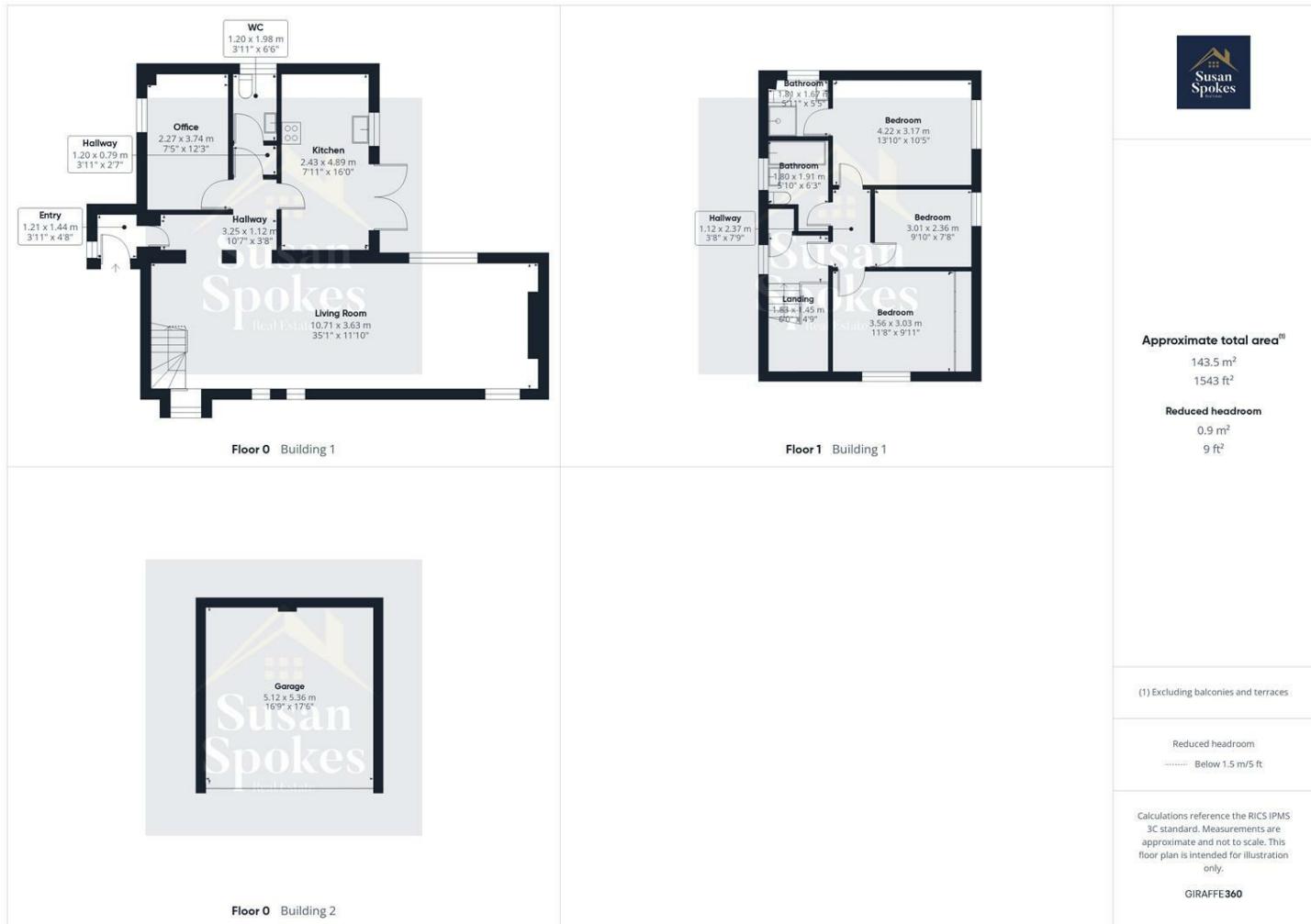
The property commands a wonderful position, with well-kept lawns to the front and a private gated driveway providing additional parking leading to the detached garage. To the rear, a beautifully designed garden offers a patio, artificial lawn, and two-tier decking with sleek black matt railings. A superb seating area creates the perfect spot for outdoor entertaining, complemented by a useful garden storage shed.



### Directions



## Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	