

## Braemar Drive South Shields NE34 7TZ

A stunning turnkey home offering style, space, and convenience in a desirable coastal location. Finished to an excellent standard throughout, this spacious property combines contemporary design with practical accommodation, creating a versatile home ready to move straight into.

The entrance vestibule features a composite door, panelling, and Victorian-style flooring, leading into a modern hallway with attractive décor. The impressive open-plan lounge/diner provides a superb living and entertaining space with dual-aspect light, plantation blinds, a stylish media wall with electric fire, and double doors to the rear garden. This flows into a contemporary kitchen fitted with white gloss units, black quartz worktops, integrated appliances, and a five-ring gas burner, with access to both the utility room and ground floor shower room.

The utility room offers plumbing for laundry appliances, space for additional refrigeration, an electric roller shutter door, and EV charging point. The ground floor shower room includes a walk-in shower with steam function, WC, and vanity basin.

Offers in the region of £325,000

# 45 Braemar Drive

## South Shields NE34 7TZ



- MUCH SOUGHT AFTER RESIDENTIAL ESTATE
- MASTER WITH WALK IN WARDROBE
- VERY WELL MAINTAINED GARDEN
- DRIVEWAY FOR MULTIPLE CARS
- IMMACULATE PRESENTATION
- DOUBLE BEDROOM WITH EN-SUITE DRESSING ROOM/OFFICE
- CLOSE TO THE COAST
- THREE DOUBLE BEDROOMS
- SUMMERHOUSE WITH ELECTRICAL SUPPLY
- GROUND FLOOR SHOWER ROOM

### Vestibule

Accessed via a composite front door, the vestibule is a charming entrance space featuring wall panelling and attractive Victorian-style flooring. A part-glazed internal door leads through to the main hallway, allowing natural light to flow while maintaining a sense of separation.

### Hallway

A welcoming and well-presented space featuring part-panelled walls and modern décor, creating a stylish blend of character and contemporary finish.

### Lounge/Diner

A very well-presented and spacious open-plan living area, ideal for modern family life. Enjoying a dual aspect, the room is filled with natural light, with plantation blinds to the front window and to the double doors opening onto the garden. A stylish media wall with wall-mounted electric feature fire creates a contemporary focal point, complemented by a modern vertical radiator. There is ample space for both comfortable seating and a defined dining area. A part-glazed door provides access, with a further glazed door leading through to the kitchen, enhancing the flow and light throughout the home.

### Kitchen

A very well-presented and contemporary kitchen, fitted with sleek white gloss units and complemented by black quartz work surfaces. The space features a five-ring gas burner stove along with integrated fridge freezer and dishwasher, offering both style and practicality. A modern vertical radiator enhances the finish, while access leads through to the utility room and ground floor shower room, adding to the home's functionality.

### Rear Hall

### Shower/ Room

Accessed via a sliding cottage-style door, the shower room is a stylish and contemporary space finished with modern décor. It comprises a vanity wash hand basin, WC, and a walk-in shower which also benefits from a steam room function, offering a touch of luxury and spa-like comfort. Thoughtfully designed

### Utility

A highly practical and well-equipped utility room with plumbing for a washing machine and space for an additional fridge freezer. Benefiting from an electric roller shutter door, the space offers excellent convenience and secure external access. An electric car charging point further enhances the property's modern appeal, making this a superbly functional area for everyday living.

### First Floor Landing

#### Bedroom

A well-proportioned front-facing double bedroom enjoying a pleasant outlook and excellent versatility. The room benefits from a separate walk-in dressing room or office space, offering ample flexibility to suit a range of needs. This additional area also lends itself perfectly to use as a nursery, making it an ideal and adaptable space for modern family living.

#### En-Suite Dressing Room

Currently utilised as a home office, this versatile additional room offers excellent flexibility to suit a variety of needs. It would equally lend itself perfectly as a nursery or a stylish walk-in dressing room, making it a valuable and adaptable space within the home.

#### Bedroom

A well-proportioned double bedroom enjoying a peaceful rear-facing aspect. The room benefits from a separate walk-in

dressing room, providing excellent storage and adding a touch of luxury. A comfortable and versatile space, ideal as a main or guest bedroom

#### Walk in Wardrobe

A superb addition to the bedroom, the walk-in wardrobe is fitted with hanging rails and shelving, providing excellent and well-organised storage. Stylish and practical.

#### Bedroom

A very pretty and well-proportioned double bedroom, neutrally decorated to create a light and calming atmosphere. This charming space is ideal as a comfortable guest room or additional family bedroom, offering a simple yet elegant finish

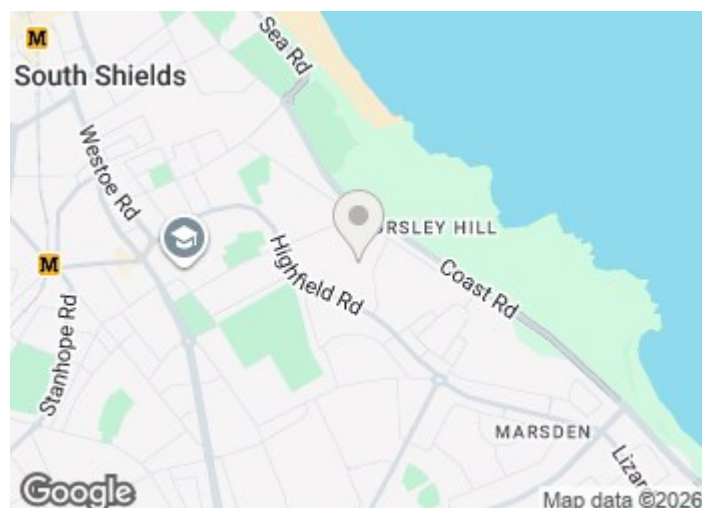
#### Shower Room

A modern and contemporary shower room, beautifully finished to a high standard. Featuring a spacious walk-in double shower with a mains waterfall shower, it offers a luxurious and spa-like experience. Elegant marble-tiled flooring adds a touch of sophistication, complemented by a bespoke wash hand basin and WC.

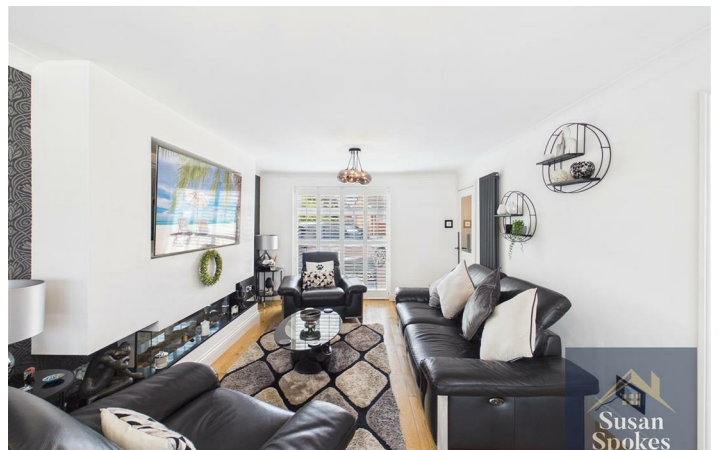
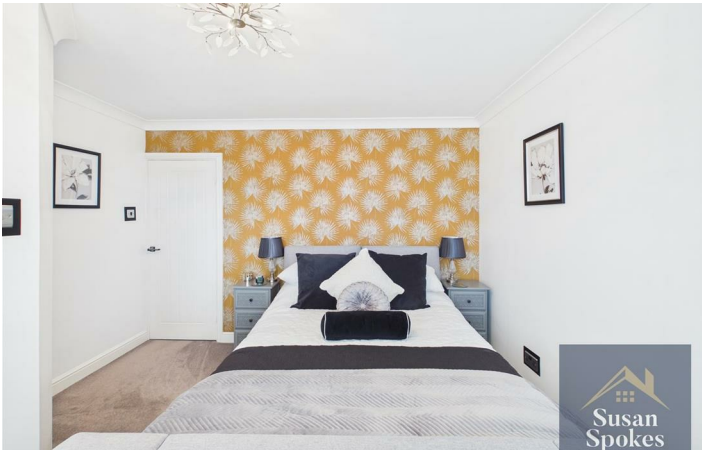
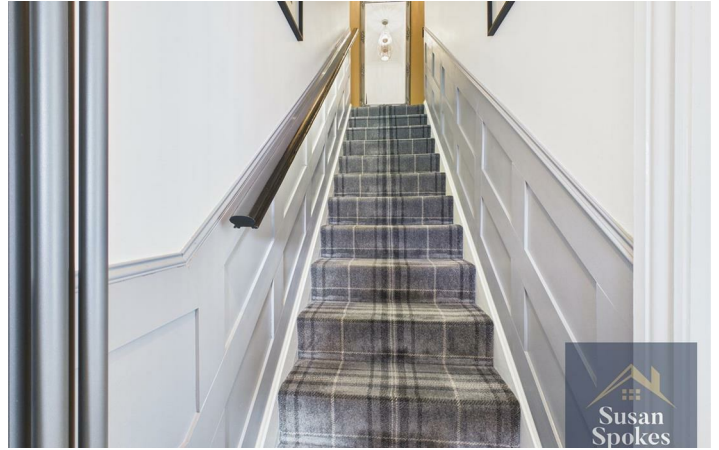
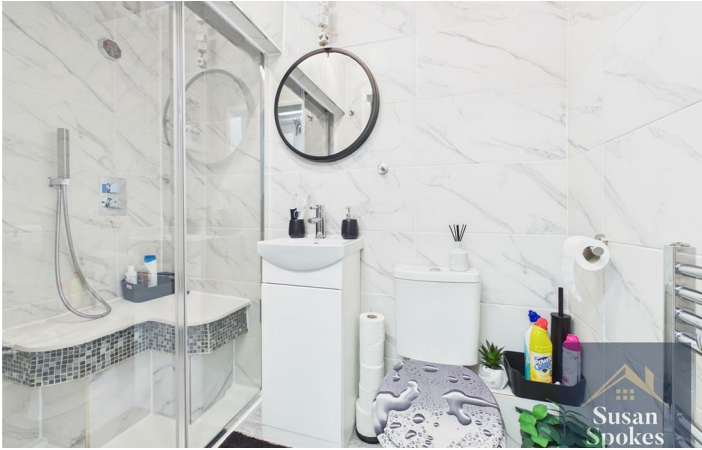
#### External

To the front of the property is a generous block-paved driveway providing ample off-street parking for multiple vehicles.

To the rear lies a beautifully designed, low-maintenance garden, thoughtfully arranged to create an ideal outdoor entertaining space. Featuring composite decking, two patio areas, and an artificial lawn, the garden is complemented by well-placed shrubs and planters for year-round interest. A standout feature is the impressive summerhouse/bar, fully equipped with electrical supply, WiFi, and TV points—perfect for relaxing or entertaining guests in all seasons.



## Directions



# Floor Plan



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