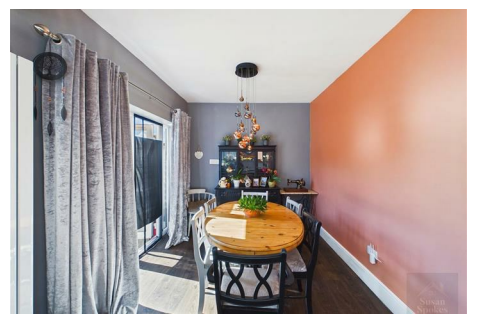
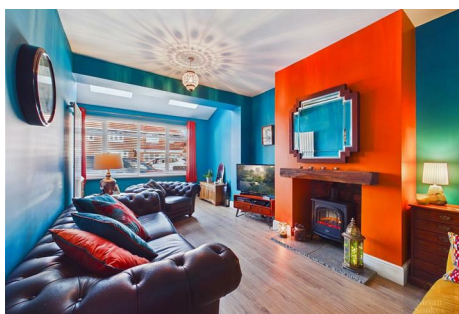
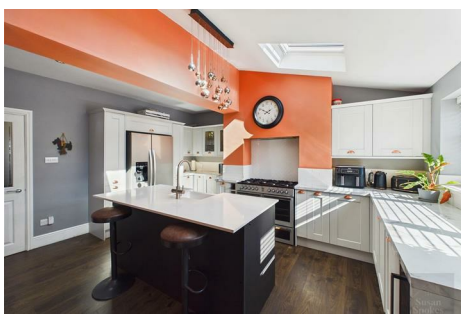




Westhope Close South Shields NE34 6JS

A beautifully presented and substantially extended three-bedroom family home situated on the popular Westhope Close in South Shields. The property offers spacious and versatile accommodation arranged over two floors and has been thoughtfully extended to provide an excellent amount of living and entertaining space.

The ground floor comprises a welcoming entrance, hallway, spacious lounge with an attractive electric log burner-effect fire, and an impressive open-plan style kitchen/diner. The kitchen features modern Shaker-style units, marble-effect worktops and a central island with breakfast bar, integrated dishwasher and Belfast sink. The ground floor is further complemented by a useful utility room, cloakroom and WC.

To the first floor are three well-proportioned double bedrooms, with one bedroom benefiting from its own en-suite shower room, together with a stylish family bathroom. The property also benefits from a fully boarded loft space with lighting and a drop-down ladder, providing excellent additional storage.

Offers in the region of £260,000

30 Westhope Close

South Shields NE34 6JS



- SUBSTANTIALLY EXTENDED THREE-BEDROOM FAMILY HOME
- THREE DOUBLE BEDROOMS
- UTILITY ROOM, CLOAKROOM AND GROUND FLOOR WC
- POPULAR SOUTH SHIELDS LOCATION
- IMPRESSIVE MODERN KITCHEN/DINER WITH ISLAND AND BREAKFAST BAR
- EN-SUITE SHOWER ROOM TO ONE BEDROOM
- OFF-STREET PARKING FOR TWO VEHICLES
- SOUTH-FACING REAR GARDEN – NOT OVERLOOKED
- SPACIOUS AND VERSATILE ACCOMMODATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance

Enter through a composite door into a welcoming entrance area, featuring plastered and painted walls, attractive wood-effect tiled flooring and a Velux window. A further door leads into the hallway.

Hallway

A well-presented hallway with plastered and painted walls and matching wood-effect tiled flooring. The hallway provides access to the lounge and kitchen/diner, with stairs rising to the first floor and a radiator.

Lounge

A spacious lounge featuring plastered and painted walls and attractive wood-effect laminate flooring. The room is centred around an electric log burner-effect fire with timber mantel, with a uPVC window and two Velux windows providing natural light. A vertical radiator completes the room.

Kitchen Diner

A stylish and generously proportioned kitchen/diner featuring plastered and painted walls and wood-effect laminate flooring. The kitchen is fitted with modern Shaker-style wall and base units, complemented by marble-effect worktops. Integrated features include a wine cooler, wine rack and cooker hood, with space provided for a range cooker and American-style fridge/freezer.

A contrasting Shaker-style island provides additional storage and incorporates a breakfast bar, integrated dishwasher, Belfast sink and instant hot water mixer tap. The room benefits from recessed spotlights, a uPVC window, two Velux windows and two vertical radiators.

Double French doors open directly onto the rear garden, creating

a practical connection between the kitchen and outside space. An under-stairs storage cupboard provides useful additional storage, with access also available to the cloakroom and utility room

Cloakroom

A useful cloakroom area with wood-effect laminate flooring and plenty of space for additional storage. Doors lead through to the utility room and ground floor WC

Ground Floor WC

The ground floor WC is finished in neutral décor with wood-effect laminate flooring and features a WC and pedestal wash hand basin with waterfall mixer tap. Further benefits include a heated towel radiator and recessed spotlights.

Utility Room

A practical utility room finished in neutral décor with wood-effect laminate flooring. There is plumbing and space for a washing machine, together with additional space for a tumble dryer. The room also benefits from a composite door and recessed spotlights.

First Floor Landing

The first floor landing continues the décor of the hallway and features carpet flooring. Doors provide access to three bedrooms and the family bathroom. An extended loft hatch with drop-down ladder provides access to a fully boarded loft space with lighting, offering excellent additional storage.

Bedroom

A well-proportioned double bedroom with a rear aspect, featuring plastered and painted walls and carpet flooring. A uPVC window provides natural light, with a radiator and door leading to the en-suite.

Ensuite Shower Room

A well-appointed en-suite shower room with partially tiled walls and tiled flooring. The suite comprises a WC, pedestal wash hand basin with mixer tap and a walk-in shower featuring a mains-powered rainfall shower. Further benefits include recessed spotlights and a heated towel radiator.

Bedroom

A spacious front-aspect double bedroom featuring carpet flooring and two uPVC windows providing plenty of natural light. The room also benefits from a radiator.

Bedroom

A well-proportioned rear-aspect double bedroom featuring carpet flooring, a uPVC window and radiator.

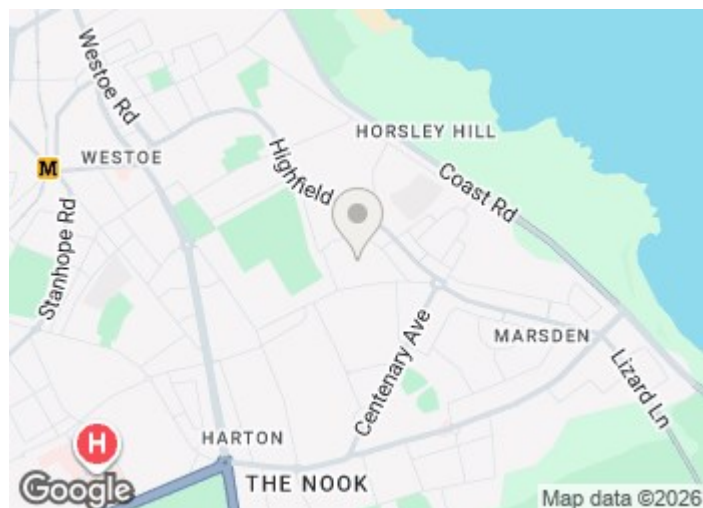
Family Bathroom

A stylish family bathroom featuring partially tiled marble-effect metro-style walls and tiled flooring. The suite comprises an L-shaped bath with mixer tap and mains-fed shower over, complemented by a glazed shower screen, vanity unit with inset wash hand basin and mixer tap, and WC. Further benefits include recessed spotlights and a radiator.

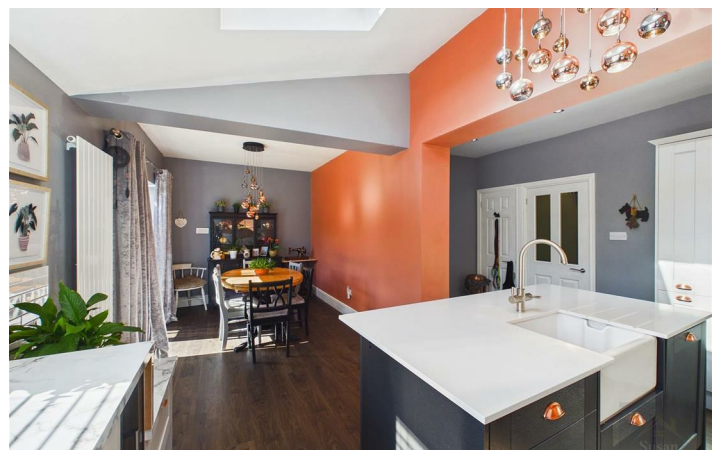
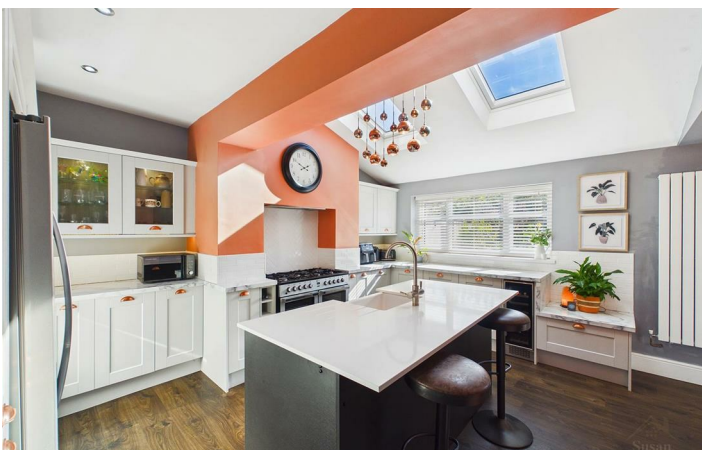
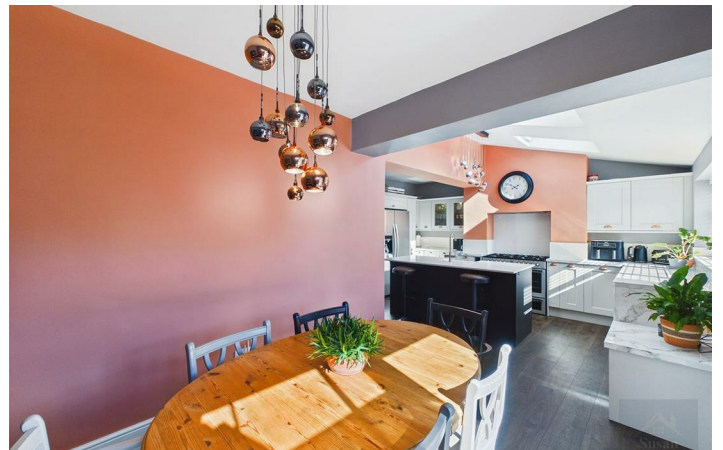
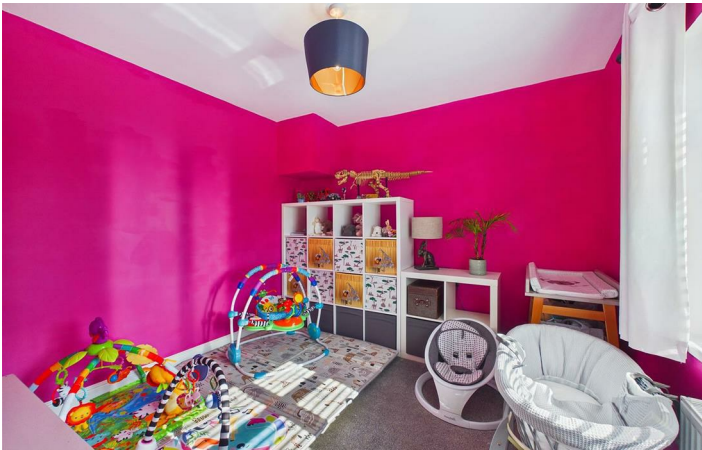
External

To the rear is a south-facing garden which enjoys a good degree of privacy and is not overlooked. The garden is mainly laid to lawn and bordered by mature plants and shrubs, with a paved patio area providing an ideal space for outdoor seating and entertaining. A garden shed provides useful additional storage.

To the front, there is a low-maintenance frontage with off-street parking for two vehicles



Directions



Floor Plan



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