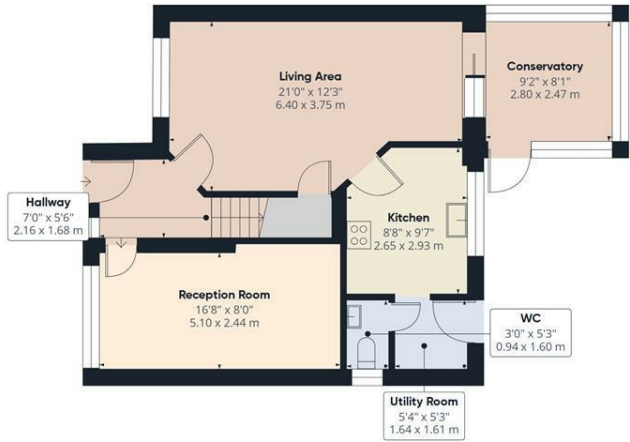
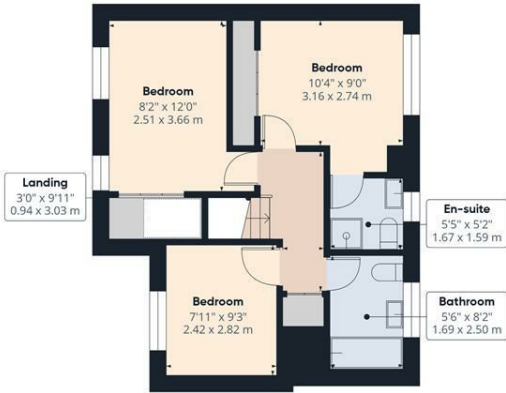




Robert Westall Way, North Shields



Ground Floor



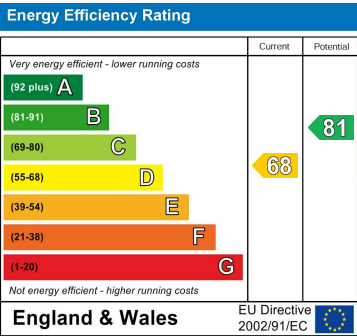
Floor 1

Approximate total area⁽¹⁾
1075 ft²
99.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £275,000

Description

WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME IN ROYAL QUAYS

Brannen & Partners are delighted to welcome to the market this well-proportioned three bedroom detached family home, ideally positioned within a quiet cul-de-sac in the sought-after residential development of Royal Quays.

The property offers spacious and versatile accommodation, benefitting from open plan living which is ideal for modern family life, along with a bright conservatory and a converted garage providing additional reception spaces. There is also a convenient downstairs W.C. and an en suite to the principal bedroom. Externally, the home enjoys both front and rear gardens, as well as driveway parking.

A beautifully presented family home offering spacious and versatile accommodation throughout, Briefly comprising:

Upon entering the property, you are welcomed by a bright and inviting entrance hallway, providing access to all ground floor rooms. The impressive open-plan living and dining area is both light-filled and generously proportioned, featuring a large front-facing window, a decorative fireplace with freestanding electric fire and ample space for both relaxing and entertaining. A useful storage cupboard adds further practicality.

Sliding patio doors lead into a conservatory, enjoying pleasant views over the rear garden and providing direct access outside - creating an ideal additional reception space.

The kitchen is fitted with a range of wall and base units, complemented by a large window overlooking the garden. Integrated appliances include a gas hob and oven, with space for a fridge. The kitchen in turn leads to a useful utility room, offering space for a freezer, plumbing for a washing machine and access to the rear garden.

A convenient ground floor W.C. completes the downstairs accommodation.

The former garage has been thoughtfully converted and is currently utilised as a spacious bedroom. This versatile room could equally serve as a playroom, home office, or additional reception room and benefits from a large front-facing window.

To the first floor, the landing provides access to three generous double bedrooms, along with a useful storage cupboard. Two bedrooms are positioned to the front of the property, while the principal bedroom enjoys a rear aspect and benefits from an en suite shower room. All of the bedrooms also feature excellent storage space.

The en suite comprises a W.C., hand wash basin and shower cubicle with overhead shower. The family bathroom is fitted with a W.C., hand wash basin and bath with overhead shower, along with a rear-facing window allowing for natural light.

Externally, the property offers a driveway to the front providing off-street parking, alongside a lawned area. To the rear, there is a generous garden, ideal for families and outdoor entertaining, complete with an outhouse for additional storage.

Ideally situated in North Shields, the property benefits from excellent transport links to Newcastle City Centre and surrounding coastal towns. A wide range of local shops, well-regarded schools, and everyday amenities are all within easy reach.

Positioned close to the marina, the property enjoys a pleasant setting just a short walk from the waterfront. It is also well placed for access to North Shields town centre, the popular Fish Quay and a variety of coastal attractions.

Further advantages include convenient access to major road networks, including the A19 and Coast Road, making it ideal for commuters.

Entrance Hallway
8'6" x 5'6"

Living Area
20'11" x 12'3"

Conservatory
9'2" x 8'1"

Kitchen
9'7" x 8'8"

Utility Room
5'4" x 5'3"

Downstairs W.C
5'2" x 3'1"

Reception Room
16'8" x 8'0"

Landing

Bedroom
12'0" x 8'2"

Bedroom
9'3" x 7'11"

Master Bedroom
10'4" x 8'11"

En Suite
5'5" x 5'2"

Family Bathroom
8'2" x 5'6"

Tenture
Freehold

