



Rosewood Close, North Shields



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 96 |
| (81-91) | B | 84 | |
| (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 | |



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 £299,950

Description

BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOME TUCKED WITHIN A QUIET CUL-DE-SAC UPON THE MODERN RESIDENTIAL DEVELOPMENT OF DOVE PARK

Brannen and Partners are delighted to welcome to the market this beautifully presented three bedroom semi detached family home, perfectly positioned within the sought after development of Dove Park. Extended by the current owners, the accommodation presents three good sized bedrooms, bright and inviting living space, open plan kitchen diner with adjoining extended sunroom, modern family bathroom, en suite shower room and convenient downstairs WC, complete with enclosed rear garden and double driveway to the front.

Briefly comprising: Ample and welcoming entrance hallway connects to all principal rooms of the ground floor including the convenient WC, whilst housing under stairs storage and stairs to the first floor.

Initially to the front of the home, the bright and inviting living space presents a feature fireplace housing an electric fire. Progressing into the rear of the property, the open plan kitchen diner opens up. The kitchen itself offers shaker style cabinetry framed with wood effect worktops, whilst integral appliances include a double eye level oven, microwave, hob, extractor hood, fridge/freezer, washing machine and dishwasher. Extended by the current owners, the open configuration bears round into a sunroom, finished with lantern skylight, exposed brick and French door access to the rear garden, creating an ideal secondary reception space or formal dining area.

Upon the first floor, the L shaped landing provides access to all three bedrooms and family bathroom. Two of the three bedrooms are double in size, with the primary bedroom housing fitted wardrobes and an en suite shower room furnished with a walk in rainfall shower, integral WC, heated towel rail and wall mounted bowl style wash basin with storage beneath.

Finalising the home, the family bathroom is amply sized offering a similar design to the en suite, furnished with a bath with shower attachment, heated towel rail, integral WC and wall mounted wash basin with storage beneath.

Externally to the rear, the private garden benefits from two patio areas, separated by a well maintained lawn and secured with a fenced boundary, incorporating gate access to the front of the home whereby the fully paved double driveway sits.

Located in North Shields this property is located just off Rake Lane with excellent road links to Newcastle City Centre and other coastal towns. It is within close proximity to good local shops, schools and amenities. Tynemouth Village is also within easy reach by car offering a good selection of local shops and restaurants as well as the award winning Long Sands beach.

Entrance Hallway

16'5" x 4'9"

WC

3'4" x 5'9"

Living Room

15'6" x 11'3"

Kitchen

8'11" x 16'5"

Sunroom

10'0" x 7'11"

Landing

8'4" x 3'8"

Bedroom One

10'5" x 11'4"

En Suite

7'7" x 4'4"

Bedroom Two

9'1" x 9'2"

Bedroom Three

9'1" x 6'11"

Bathroom

8'3" x 5'9"

Rear Garden & Driveway

Tenure

Freehold

