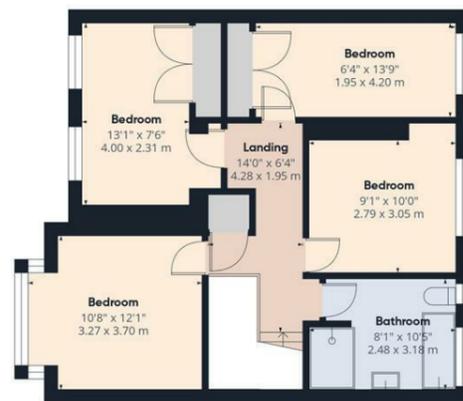




# Thorntree Drive, West Monkseaton



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1472 ft<sup>2</sup>  
136.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	69	
(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.

Price Guide £365,000

## Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS ATTRACTIVE EXTENDED FOUR BEDROOM FAMILY HOME SITUATED WITHIN THE SOUGHT AFTER LOCATION OF WEST MONKSEATON

We welcome to the market this spacious four bedroom semi detached property which is ideally located close to amenities in West Monkseaton. Boasting open plan living, two reception rooms, four double bedrooms, private garden and driveway parking with a garage.

Briefly comprising: Entrance vestibule leading to a welcoming hallway. The living room features a fireplace housing a gas fire, alcove shelving and a large box bay window overlooking the front of the property. To the rear is an attractive open plan sitting/dining room leading to the kitchen. The sitting area offers a comfortable space with a log burning stove and the dining area offers views over the rear garden. A door leads to the home office which also overlooks the garden. The well equipped kitchen has a good range of fitted units, integrated appliances include a Neff induction hob, Neff oven, extractor fan, fridge freezer and plumbing for a washing machine and dishwasher. French doors open to a patio area within the rear garden. Accessed from the entrance vestibule is a separate W.C. which also offers access to the garage.

To the first floor are four well proportioned double bedrooms which all benefit from fitted wardrobes providing plenty of storage. The modern family bathroom has been tastefully designed comprising a bath, separate step in shower, W.C. hand basin housed within a fitted vanity unit and a heated towel rail.

Externally to the rear is a private garden with a patio, lawn and mature shrubs. To the front is driveway parking and garage.

West Monkseaton is a popular residential area with a good range of local amenities including shops, cafes and restaurants. This property is within walking distance to West Monkseaton Metro station providing excellent access to other coastal areas and Newcastle City centre. Whitley Bay is close by offering beautiful beaches and excellent schools.

## Entrance Vestibule

## W.C.

## Hallway

## Living Room

12'8" x 11'11"

## Sitting/Dining Room

20'2" x 11'3"

## Office

11'7" x 7'3"

## Kitchen

18'6" x 7'1"

## Bedroom One

12'1" x 10'8"

## Bedroom Two

13'1" x 7'6"

## Bedroom Three

10'0" x 9'1"

## Bedroom Four

13'9" x 6'4"

## Bathroom

10'5" x 8'1"

## Externally

To the rear is a private garden with a patio, lawn and mature shrubs. To the front is driveway parking and garage.

## Tenure

Freehold

