



## Beach Road Tynemouth

Breathtaking, detached family home on a fabulous plot, set back from Beach Road, enjoying a gorgeous sunny aspect to the rear! Just a short walk from our wonderful coastline and beach, within the catchment area for sought after local schools, close to bus routes and with excellent transport links to the coast, A1058 City Centre and A19 North and South you really will fall in love with both the lifestyle and space on offer! This family home has been beautifully updated throughout and is of show home quality. The light, space and versatility is fantastic inside and there is extensive outside space and parking for the family and multiple vehicles. Beach Road welcomes you with a spacious porch, stunning hallway with oak, feature turned staircase with glass panels, family lounge with bi-fold doors out to the garden and multi-fuel stove fire, luxurious ground floor shower room, there is a family gym, which could also be utilised as an additional bedroom, home office or playroom. The lounge flows into the 37'3 family dining kitchen and living area with an outstanding re-fitted kitchen with integrated appliances, additional 15'8 family sitting room overlooking the garden with feature media wall. Large utility area with access to the large double garage. The first floor boasts four large bedrooms, two with fitted wardrobes and one with en-suite shower. The family bathroom is just fabulous with large, separate shower cubicle. The garden is delightful with a sought after, sunny aspect. Enjoying patios, lawn, borders and a composite, additional decked area, original stone wall, large shed, side access to the front garden, large multi-car driveway and double garage. There are also owned solar panels generating a substantial income towards energy costs along with helping the environment! Just WOW!

# £825,000

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# Beach Road Tynemouth

Individually designed doors into:

**ENTRANCE PORCH:** spotlights to ceiling, contemporary flooring, radiator, individually designed French door to:

**ENTRANCE HALLWAY:** 23'6 x 9'7, (7.16m x 2.92m), a stunning, open hallway, allowing maximum light and space through to the lounge area, Travertine tiled floor, stunning, turned staircase to the first floor with glass panels, oak balustrade and newel post, double glazed window, radiator, coving to ceiling, storage cupboard, door to:

**DOWNSTAIRS SHOWER ROOM:** 9'2 x 4'1, (2.79 x 1.24m), Luxurious downstairs shower room, comprising of, walk in shower cubicle, chrome shower, floating vanity sink unit with mixer taps, low level w.c with recessed flush, spotlights to ceiling, double glazed window, chrome ladder radiator, fully tiled walls and floor, fitted mirror

**GYM/HOME OFFICE:** (rear): 12'7 x 8'4, (3.84m x 2.54m), a superbly versatile room, currently utilised as a gym but perfect for a home office or for a ground floor bedroom if required, double glazed window, radiator

**LOUNGE:** 17'9 x 12'7, (5.41m x 3.84m), Fabulous lounge area with measurements into alcoves, the lounge overlooks the rear garden, with bi-fold doors opening allowing you to enjoy wonderful summer days and evenings, gorgeous multi-fuel stove fire with slate hearth, feature mantel, two vertical radiators, Travertine flooring, coving to ceiling, door to:

**DINING KITCHEN/SNUG:** (dual aspect): 37'3 x 11'5, (maximum measurements). You will adore this fantastic dining kitchen with additional sitting/snug area where you can enjoy views of the garden area. The kitchen has been recently re-fitted with a stunning range of base, wall and drawer units, co-ordinating worktops, integrated, eye level oven and micro/combi oven, as hob, cooker hood, full height fridge and freezer, integrated dishwasher, double sink unit with mixer taps, brass fittings, double glazed window, tiled floor, radiator, large double glazed window overlooking the garden and double glazed doors out to the garden, coving to ceiling, second door back through to the lounge, door to inner hall, door to:

**FAMILY ROOM:** (rear): 15'8 x 13'9, (4.78m x 4.19m), into alcoves, beautifully presented family room with feature media wall and recessed shelving, wall lights, radiator, large double glazed window overlooking the garden area

**INNER HALL:** (off dining kitchen), laminate flooring, storage cupboard housing combination boiler, (fitted approximately 1 year ago), door to garage, through to:

**UTILITY ROOM:** 12'2 x 8'5, (1.71m x 2.57m), an excellent sized utility room with fitted storage, worktop, plumbing for automatic washing machine, tiled walls, double glazed door to side area



**FIRST FLOOR LANDING AREA:** We just love the light and space on this gorgeous landing area, large double glazed window, coving to ceiling, radiator, coving to ceiling

**BEDROOM ONE:** (rear): 15'6 x 12'8, (4.78m x 3.86m), excluding depth of sliding mirrored wardrobes, providing ample hanging and storage space, radiator, double glazed window, coving to ceiling

**BEDROOM TWO:** (rear): 12'7 x 11'0, (3.84m x 3.35m), radiator, double glazed window, coving to ceiling

**BEDROOM THREE:** (rear): 12'6 x 9'8, (3.86m x 2.95m), radiator, double glazed window, spotlights to ceiling, coving to ceiling

**BEDROOM FOUR:** (front): 9'10 x 8'10, (3m x 2.7m), maximum measurements, double glazed window, radiator

**EN-SUITE SHOWER:** Contemporary shower cubicle with chrome shower

**FAMILY BATHROOM:** 9'3 x 8'2, (2.82m x 2.48m), Luxurious family bathroom comprising of, shower cubicle, shower, bath with mixer taps and shower spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, double glazed window, spotlights to ceiling, radiator

**EXTERNALLY:** A stunning garden with delightful Sunny aspect. Boasting a fabulous sized plot and multiple seating areas, including, composite decking and fencing, lawn, borders, patio area, shed, original stone wall, side gated access to large, block paved front driveway with parking for multiple vehicles, lawned front garden with borders, outside lights and electrics, owned solar panels providing a substantial income for energy use, double electric door into:

**GARAGE:** 18'1 x 14'1, (5.51m x 4.29m), electric door, radiator, fitted storage, single drainer sink unit with mixer taps, plumbing for washing machine

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

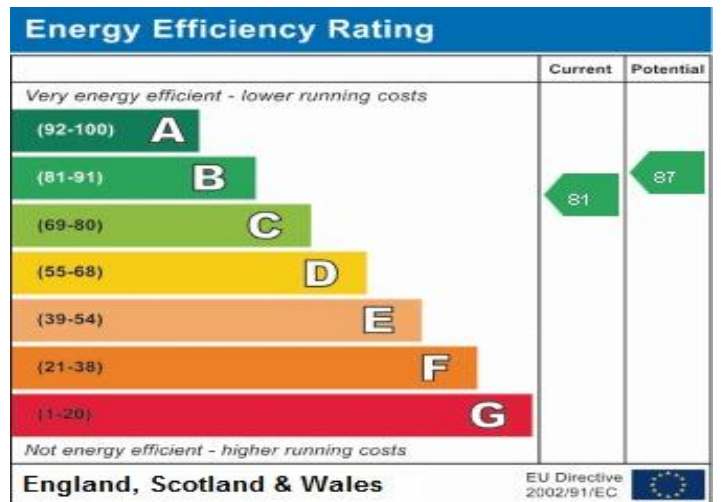
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** G

**EPC RATING:** B

WB2474.AI.AI.18/5/24.V.1





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