

Rosewood Close North Shields

Positioned beautifully with open aspects to both the front and the back, this stunning, semi-detached family home, built by Award Winning developer Story Homes offers spacious and contemporary accommodation for the family. Rosewood Close is a sought after development, within walking distance to North Tyneside General Hospital, excellent local schools, shops, bus routes and amenities. Boasting a cul-de-sac spot, this gorgeous home welcomes you with an impressive hallway, downstairs cloaks/wc., beautiful front facing lounge with feature fireplace and modern electric fire, the dining kitchen opens into a fabulous garden room with feature, exposed brick wall, roof lantern and recessed spots, offering additional dining and living space with French doors out to the garden area. The kitchen showcases a stunning range of units with integrated appliances and flows into the dining and garden room area. The first floor landing opens into three spacious bedrooms, the principle bedroom with luxurious en-suite shower room and fitted wardrobes, stunning, upgraded family bathroom with shower off. Wonderful, enclosed rear garden with open aspect, lawn, borders, paved patios and shed, side gate providing access through to the driveway and front.

£330,000











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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Feature panelling, wood effect laminate, radiator and radiator cover, under-stair cupboard, spindle staircase with oak newel post and handrail to the first floor, door to:

DOWNSTAIRS CLOAKS/W.C: Contemporary downstairs cloaks/w.c. comprising of, hand washbasin, low level w.c. with recessed flush, half tiled walls, double glazed window, radiator, double glazed window, laminate flooring

LOUNGE (front): 16'0 x 11'4, (4.88m x 3.45m), beautiful front facing lounge with double glazed window, attractive feature fireplace, electric fire, radiator

DINING KITCHEN: (rear): 16'5 x 8'9, (5.03m x 2.67m), stunning dining kitchen which flows beautifully into the garden room extension, the kitchen is fitted with a range of cream, base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with hot and cold mixer taps, integrated electric oven, microwave and five burner gas hob, cooker hood, integrated fridge and freezer, dishwasher and washing machine, spotlights to ceiling, laminate flooring, double glazed window, brick effect tiling, radiator, open through to:

GARDEN ROOM: 9'4 x 8'9, (2.84m x 2.67m), roof lantern allowing maximum light into the room, double glazed French doors out to the rear garden, exposed feature brick wall, down lighters, LVT flooring

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes, airing cupboard housing hot water tank, door to:

FAMILY BATHROOM: Luxurious family bathroom comprising of, bath with chrome recessed controls and shower spray, floating vanity sink unit with hot and cold mixer taps, low level w.c. with recessed flush, tiled bath and shower area, spotlights to ceiling, radiator, tiled floor

BEDROOM ONE: (front): $11'4 \times 10'7$, (3.45m x 3.22m), including depth of stylish fitted wardrobes, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: 7'7 x 4'4, (2.31m x 2.31m), luxurious en-suite comprising of, shower cubicle, chrome shower with ceiling mounted forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, tiled floor, spotlights to ceiling, double glazed window, fully tiled walls, fitted mirror, double glazed window

BEDROOM TWO: (rear): 9'2 x 9'1, (2.79m x 2.77m), including depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (rear): 9'2 x 7'0, (2.79m x 2.13m), radiator, double glazed window

EXTERNALLY: Fabulous, enclosed rear garden with open aspect, patio areas, lawn, borders, fencing, side path with gate providing access to the front driveway

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: C EPC RATING: B

WB2400.AI.DB.6/6/2014.V.1









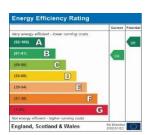












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