



## Stanton Road Marden Estate

An outstanding, three story, family semi-detached house, extended and presented to the highest of standards throughout! Within walking distance to sought after local schools, shops and bus routes and approximately a ten/fifteen minute walk from Cullercoats Metro and beach! This gorgeous home is light, elegant and flows wonderfully making it perfect for family living and entertaining! You are welcomed into the spacious, light and airy hallway with cloaks cupboard and additional storage, downstairs cloaks/wc., the front lounge showcases a fabulous recessed hearth with multi-fuel burning stove fire, stylish and contemporary family dining kitchen with separate utility room, accessing both the garden and garage area. There is a delightful 18'0 x 12'1 conservatory with bi-fold doors opening out to the garden. To the first floor there are two double bedrooms and a stunning, re-fitted bathroom with shower and forest waterfall spray. The principle bedroom on the second floor is 16'6 x 14'0, excluding the depth of the stylish fitted, mirrored wardrobes and benefits from dormer windows. The rear garden is enclosed and private, having been thoughtfully landscaped, boasting paved patio, quality, artificial lawn and a fantastic family bar and games room, with electrics and lighting, (bar optics and furnishings are negotiable), paved driveway with space for at least two vehicles, garage. A stunning home just waiting for the next family to make some wonderful memories!

# £335,000

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## Marden Estate

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** light and airy hallway with radiator, laminate flooring, cloaks cupboard, additional under-stair cupboard, double glazed window, turned staircase to the first floor, door to:

**DOWNSTAIRS CLOAKS/W.C.:** vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled splashbacks, laminate flooring

**LOUNGE:** (front): 12'4 x 10'7, (3.76m x 3.22m), with measurements into alcoves with fitted shelving and storage, stunning, tiled recess and hearth, plinth, multi-fuel stove fire, double glazed window, radiator, cornice to ceiling

**KITCHEN:** (rear): 9'8 x 7'8, (2.95m x 2.33m), gorgeous, stylish kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, cooker hood, space for Range cooker, spotlights to ceiling, laminate flooring, sink unit with mixer taps, modern tiling, the kitchen area provides access through to the dining room, utility and conservatory areas and looks towards the garden, through to:

**DINING ROOM:** (rear): 8'4 x 7'9, (2.54m x 2.36m), laminate flooring, cornice to ceiling, radiator and radiator cover, through to:

**CONSERVATORY:** 18'0 x 12'1, (5.49m x 3.68m), a wonderful conservatory which offers superb sitting/dining and entertainment space, bi-fold double glazed doors opening out to the rear garden, radiator, tiled floor, door into utility area

**UTILITY ROOM:** (rear): 16'7 x 6'2, (5.05m x 1.88m), excellent sized utility room fitted with a range of stylish, white base, wall and drawer units, roll edge worktops, plumbing for automatic washing machine and dishwasher, spotlights to ceiling, under-unit lighting, tiled splashbacks, door to garage, double glazed door out to the garden area

**FIRST FLOOR LANDING AREA:** staircase up to the second floor, double glazed window, door to:

**FAMILY BATHROOM:** stunning re-fitted family bathroom, comprising of, bath with tiled panel, hot and cold mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, tiled floor, fully tiled walls, panelled ceiling with spotlights, double glazed window, chrome ladder radiator, light up mirror



BEDROOM TWO: (rear): 11'5 x 10'4, (3.48m x 3.15m), radiator, double glazed window

BEDROOM THREE: (front): 11'8 x 9'7, (3.56m x 2.92m), radiator, double glazed window

#### SECOND FLOOR:

BEDROOM ONE: (rear): 16'6 x 14'0, (5.03m x 4.27m), into double glazed dormer window, additional two double glazed windows, measurements exclude depth of stylish sliding mirrored wardrobes, providing ample hanging and storage space, radiator

EXTERNALLY: beautifully landscaped, enclosed rear garden, with paving, quality artificial lawn, feature gravelling, fencing, borders, outside tap, through to:

BAR/GAMES ROOM: a superb sized bar/family games room, perfect for summer or winter evenings! With electrics and lighting, laminate flooring and double-glazed French doors. All optics/fridge and fittings are offer dependent.

FRONT GARDEN: Paved, double width driveway

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### 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.

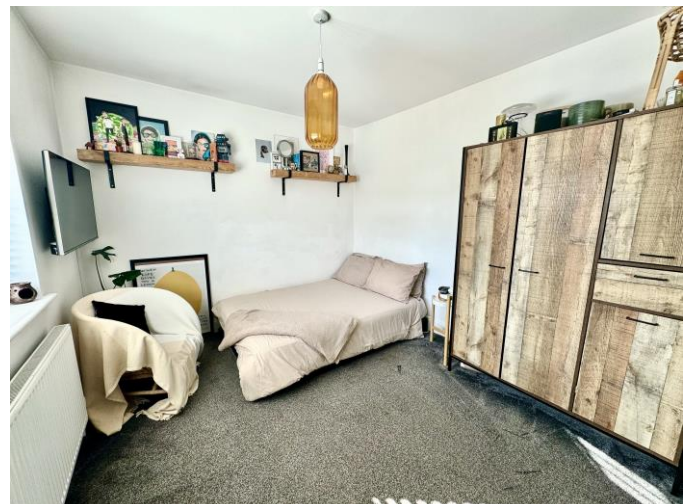
#### TENURE

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: B**

**EPC RATING: D**

WB2627.AI.DB.23/09/2024.V.1





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