SITUATION AND DESCRIPTION
An extremely imposing, six bedroom, three storey family home, positioned within the beautiful conservation area of Westoe Village. This exceptional property has been fully refurbished by the current owners to provide stylish, luxury fittings and interior design throughout, with fantastic attention to detail.

The property offers a stunning, open plan living area with kitchen, which leads to the private lawned rear garden and garage. To the front of the property there is street permit parking. Within the property there is a security alarm system and also a controlled zoned heating system throughout.

The accommodation briefly comprises: entrance hallway, cloakroom/wc, living room, dining room, fabulous kitchen/living area, first floor landing, master bedroom with en-suite, two further double bedrooms, family bathroom/wc, second floor landing, three second floor double bedrooms, bathroom/wc, front town garden, private rear garden, detached garage and on street permit parking.

The property comprises:

ENTRANCE VESTIBULE
A formal entrance vestibule with ceiling coving and solid wood flooring with door leading to the entrance hall.

ENTRANCE HALL
A spacious central hallway with an L shaped entrance hall and staircase leading to the first floor landing, with decorative wood balustrade. There is a storage cupboard, ceiling coving, parquet flooring and a column radiator. A door leads to the ground floor shower room/wc.

SHOWER ROOM/WC
The under stairs shower room is fitted with a corner shower cubicle, wash hand pedestal basin and close coupled wc. There is spotlighting to the ceiling, tiled flooring and a column radiator. From the hallway a door leads to the living room.

LIVING ROOM
17'6 x 15' (5.33m x 4.57m)
This formal living room, to the front of the property, has a stunning ceiling with decorative coving and moulding, and a picture rail. There is a front facing bay window with in-built plantation shutters and window seat, solid walnut flooring and column radiator. The focal point of the room is a lovely sandstone inglenook fireplace with an open cast iron fire with tiled hearth.

DINING ROOM
18'3 x 11'2 (5.56m x 3.40m)
The dining room has decorative ceiling coving, picture rail, open fireplace with an cast iron basket grate and window to the front elevation with plantation shutters. The dining room has hardwood flooring and a radiator.

KITCHEN/DINING/FAMILY ROOM
28' x 22' (8.53m x 6.71m) maximum
A stunning open plan kitchen/living space with a fully fitted kitchen with bespoke cabinets including base units, glass display cabinets, full height pantry style units and a central island with breakfast bar. There are hardwood worktops with an inset sink and drainer and integrated appliances include a double oven, gas hob with extractor island hood, microwave style oven and space for an American fridge/freezer. There is slate tiled flooring throughout, ceiling spotlighting and decorative ceiling coving with moulding and rose, and windows to the side and rear elevations. French doors and a further rear door lead out to the garden.

The kitchen and living area has full underfloor heating and a security alarm panel.

A door from the kitchen area leads back through to the hallway where stairs lead to the first floor landing.

FIRST FLOOR LANDING
This galleried style landing has ceiling coving, oak flooring, built-in linen cupboard and a radiator. There is a feature window to the side elevation providing excellent natural light.

A door leads to the master bedroom.

MASTER BEDROOM
18'9 x 16' (5.72m x 4.88m)
The master bedroom suite has ceiling coving, picture rail and feature multi burning stove as well as oak flooring and a column radiator.
Total Approx Floor Area 3786.31 sq. ft. (351.76 sq. m)

Illustration for identification purposes only, not to scale.
A door leads to the en-suite bathroom.

**EN-SUITE BATHROOM**
This stunning en-suite bathroom has a free standing roll top bath with mixer tap and shower attachment, wall mounted wash hand basin, corner glass shower cubicle and enclosed wc. There are two frosted windows to the rear elevation, ceiling spotlighting and a barrel style radiator.

**FAMILY BATHROOM/WC**
15’ x 10’7 (4.57m x 3.23m)
A stunning family bathroom with a contemporary suite comprising double ended bath with mixer tap, wash hand basin within vanity unit, close coupled wc and shower cubicle with rainfall shower attachment. There is a frosted sash window to the side elevation, ceiling coving and a barrel style radiator.

**BEDROOM TWO**
17’6 x 16’8 (5.33m x 5.08m)
This double bedroom has a white marble fire surround with cast iron tiled inset, oak flooring, ceiling coving, picture rail and window to the front elevation.

**SECOND FLOOR LANDING**
A light and spacious top floor landing with an impressive sky light, loft access and a column radiator.

**BEDROOM SIX**
18’6 x 15’4 (5.64m x 4.67m)
Currently used as a home gym, this double bedroom has a dormer window to the front elevation, eaves storage cupboard, hardwood flooring and feature fireplace with tiled inset.

**STUDY**
10’ x 7’ (3.05m x 2.13m)
This useful home office has a window to the side elevation and a radiator.

**SECOND FLOOR BATHROOM**
An excellent use of the second floor space, this good sized bathroom has a free standing roll top bath with mixer tap, shower cubicle with rainfall shower head, wash hand pedestal basin and close coupled wc. There is spotlighting to the ceiling, window to the rear elevation and wood flooring as well as a decorative cast iron fire surround with tiled inset.

**EXTERNALLY**
To the front of the property is a wrought iron gated pillared entrance with front lawned garden with mature planting and steps leading to the front timber framed portico with double front door providing access to the property.

To the rear is a fully enclosed rear garden which is predominately laid to lawn with a patio area and pathway leading to a rear courtyard area which has a stone walled boundary and access to the detached garage.

**SERVICES**
The property has mains gas, electric, water and drainage.

**TENURE**
Freehold

**COUNCIL TAX**
Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

**ENERGY PERFORMANCE RATING**
Grade: E
1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.

2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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All enquiries please contact:

**Gosforth Office**
95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033
f: 0191 2233538

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Glandore
11 Westoe Village, South Shields
Price Guide: £675,000