



rare!

From Sanderson Young



18 Woodlands
North Shields



18 Woodlands, North Shields, North Tyneside NE29 9JT

Guide Price £785,000

A fabulous five bedroom detached house, completely refurbished and further extended by the current owners since they bought 17 years ago, creating an impressive and versatile family home.

The house , built in the 1960's, sits on this lovely quiet, tree lined cul de sac in Preston village - ideally located and within walking distance of Tynemouth, Longsands beach, and local amenities and schools. The house had both remedial and decorative works done including; rewiring, new gas central heating system installed, new uPVC double glazed windows (except the original bow window), new tiled roof and block paving, wood burning stove added to the sitting room, a substantial extension to the kitchen creating a magnificent open plan living space, newly fitted bathroom and ensuites (except master ensuite) with Villeroy & Boch sanitary ware and Porcelanosa tiling, new carpets and floor coverings.

Reception hallway | Study fitted with home office furniture - with potential as 6th bedroom | Contemporary cloakroom/wc with store cupboard | Split level sitting room with cast iron wood burning stove and double doors opening to the living/dining room | Fabulous open plan living/dining room with excellent natural light from the glass atrium roof and French doors to the rear garden | Kitchen with a large central island and breakfast bar, walk in larder cupboard, integrated dishwasher, 'Miele' hob and 'Neff' ovens | Utility room | First floor landing | Master bedroom with a walk in wardrobe and fitted wardrobes | Ensuite shower/wc | Guest bedroom two (extended bedroom) with built in desk | Recently fitted ensuite shower/wc | Guest bedroom three overlooking the garden | Recently fitted ensuite shower/wc | Two further double bedrooms, one currently used as a playroom | Luxury family bathroom with V&B basin, wc and double ended bath, walk in rainfall shower, TV to wall, and Porcelanosa neutral tiles | Externally, there is a driveway for 4/5 cars, leading to timber side gates opening to a further drive to the garage - a detached double garage, currently divided and used as a gym area and store. The attractive garden has been landscaped for easy maintenance with paved terraces, with a log burning outdoor heater and a lawn, all with good privacy and security.

Approx. distances - Tynemouth 2 miles - Newcastle 9 miles - Tyne Tunnel 6 miles

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

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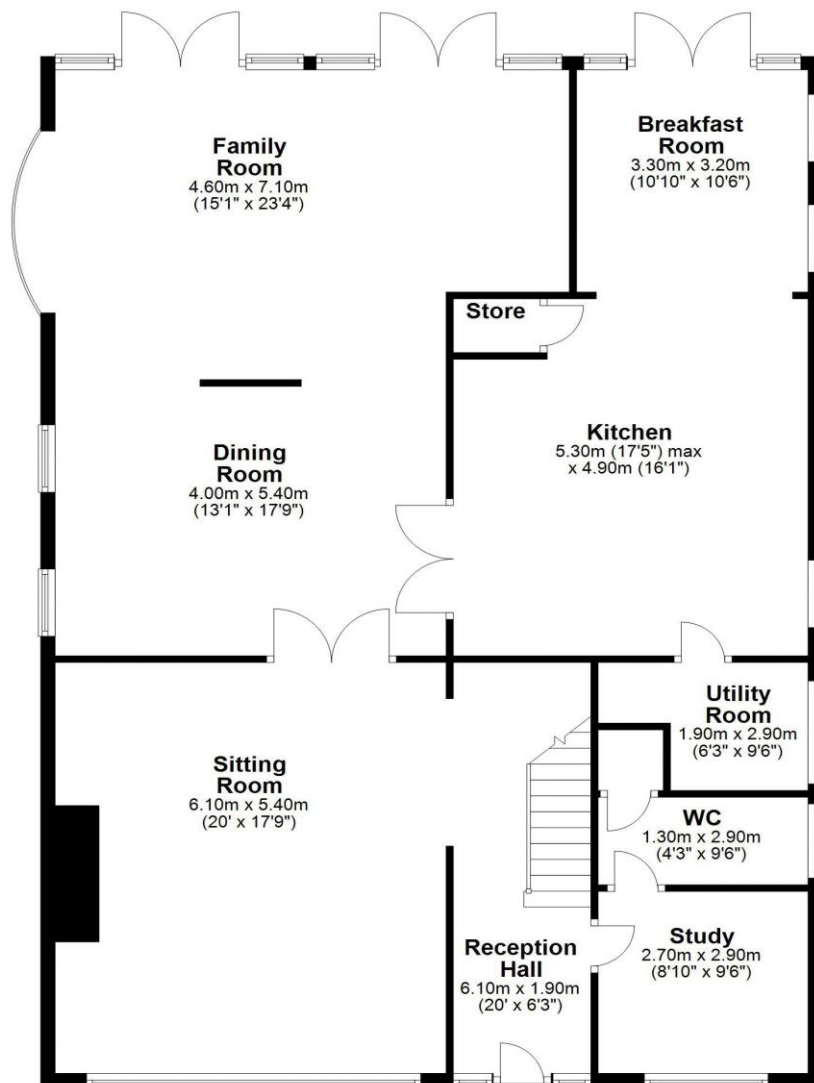






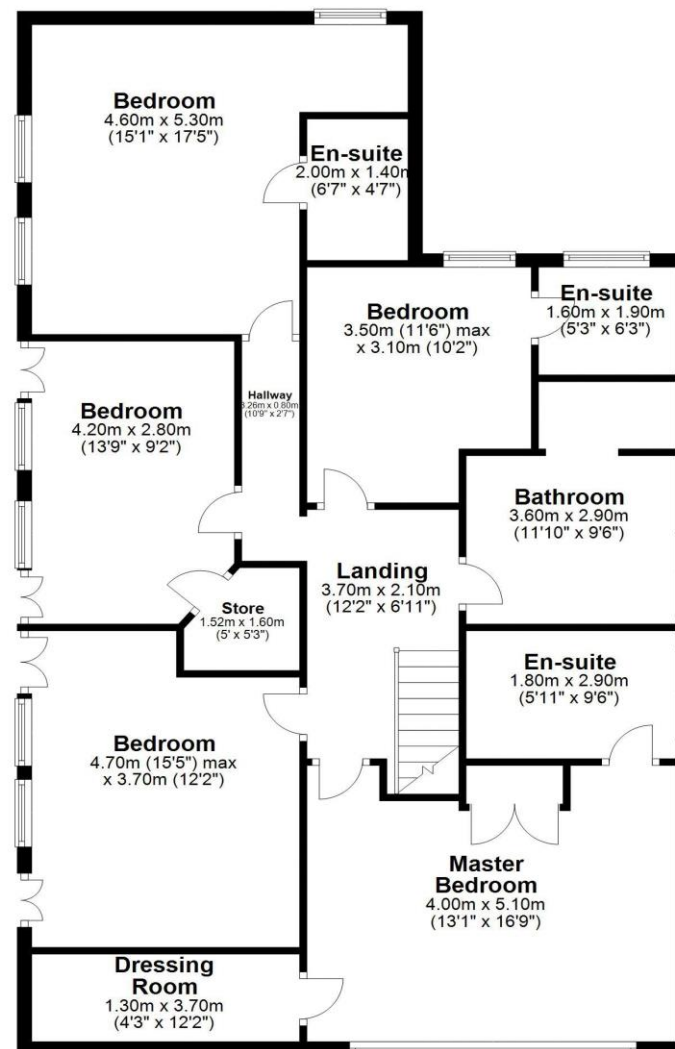
Ground Floor

Approx. 155.3 sq. metres (1671.9 sq. feet)



First Floor

Approx. 120.7 sq. metres (1299.6 sq. feet)



Total area: approx. 276.1 sq. metres (2971.5 sq. feet)

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