

FOR
SALE

WOODTHORPE 42 ST. GEORGES CRESCENT, MONKSEATON NE25 8BL
£1,250,000



5 BEDROOM HOUSE - DETACHED

- STUNNING FIVE BEDROOM DETACHED HOUSE
- SUBSTANTIAL CORNER PLOT IN A HIGHLY SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS & GARDEN ROOM
- DINING KITCHEN & UTILITY ROOM
- DRESSING ROOM & ENSUITE
- BATHROOM, SHOWER ROOM & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL SOUTH FACING REAR GARDEN & WEST FACING SIDE GARDEN
- EPC RATING D

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RECEPTION ROOM
12'9 x 11'11

RECEPTION ROOM
18'3 x 17'9

GARDEN ROOM
12'2 x 11'3

RECEPTION ROOM
21'2 x 15'9

DINING KITCHEN
21'8 x 9

UTILITY ROOM
7'11 x 7'10

BEDROOM
18'3 x 15'11

DRESSING ROOM
11'1 x 6'3

ENSUITE
13'10 x 6'1

BEDROOM
16'6 x 13'9

BEDROOM
13'10 x 11'11

BATHROOM
10 x 8'10

SHOWER ROOM
7'8 x 7

BEDROOM
16'5 x 13'9

BEDROOM
10'10 x 10'3

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A truly outstanding and rarely available five bedroom detached period home, occupying a substantial corner plot in one of Monkseaton's most sought-after residential locations. Built circa 1913, this impressive property combines exceptional proportions, beautiful period character and a superb layout with outstanding gardens.

Monkseaton is renowned for its excellent lifestyle appeal, with local amenities, schools, transport links and coastline.

The grandeur begins with a vestibule and characterful entrance hall, with staircase, doors to all principal rooms and downstairs WC. The three reception rooms are all light and spacious, with generous bay windows, feature fireplaces and a log burner. Two reception rooms are linked by a rear lobby, one opens to a delightful garden room. French doors from the rear lobby, utility and garden room provide excellent access to the garden.

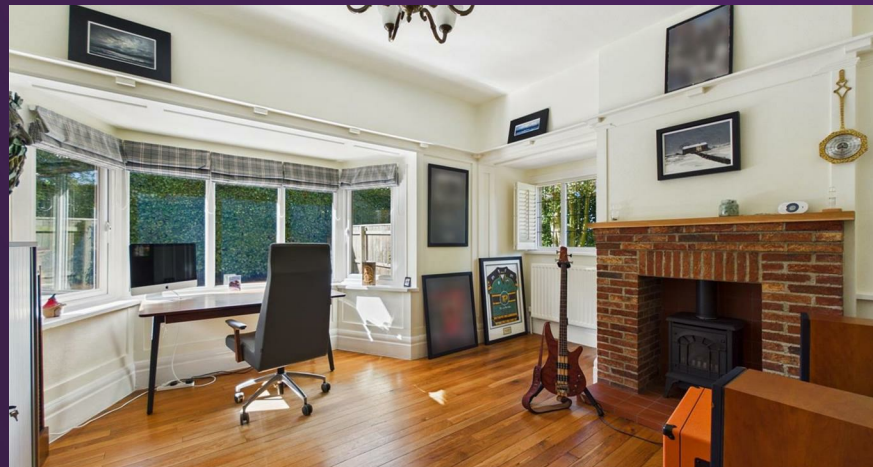
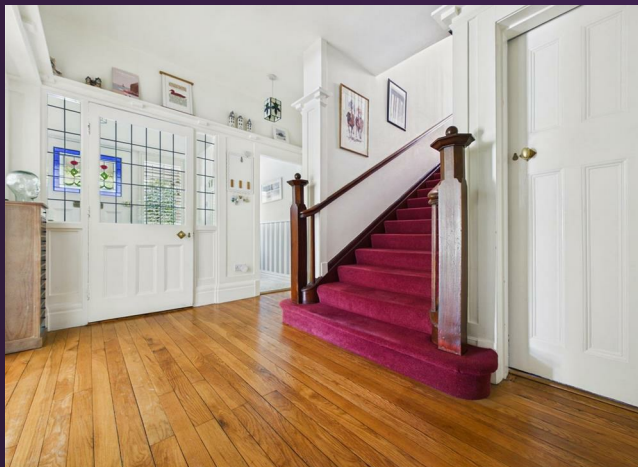
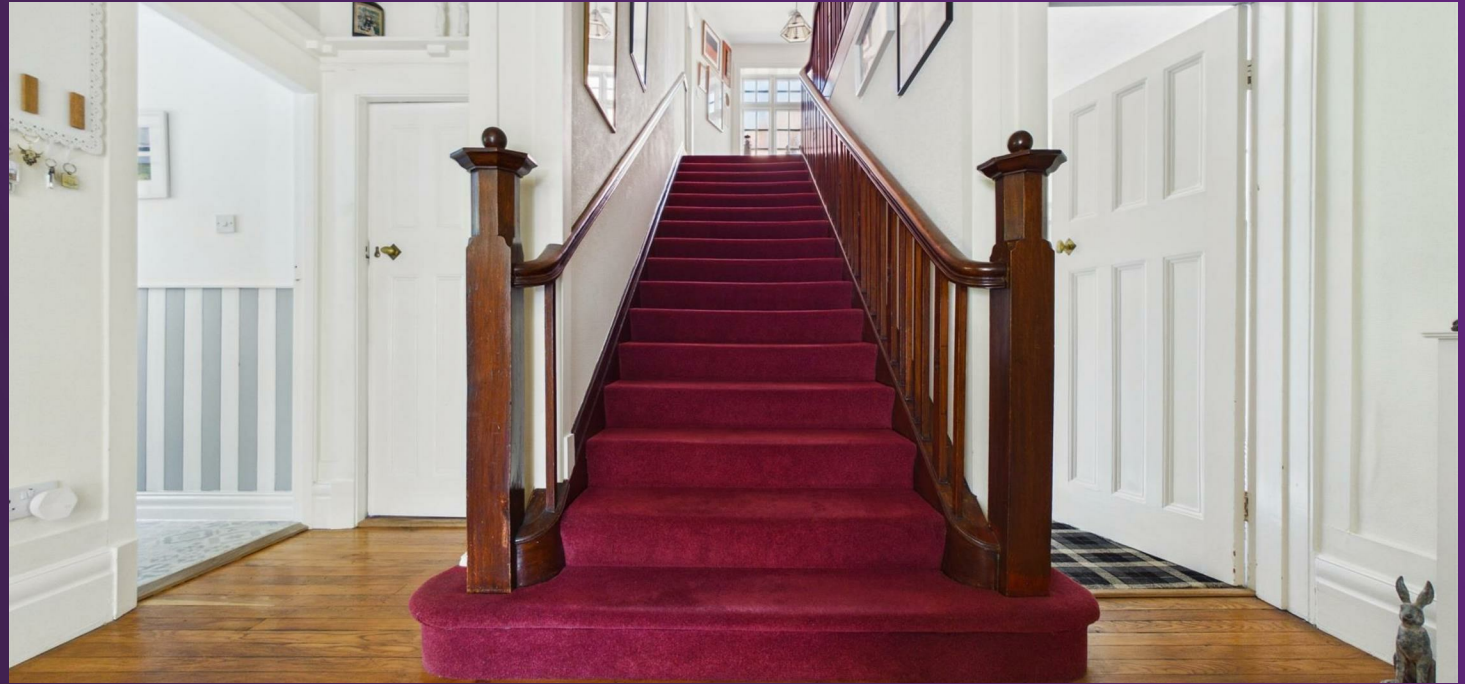
The dining kitchen is perfectly suited to family life, with ample dining space, coal effect gas fire, extensive fitted units, built-in dresser, space for a large range cooker with extractor hood over, integrated dishwasher and bin storage. It opens to a useful utility room with space for further appliances.

The impressive first-floor landing incorporates a seating area and leads to three exceptionally well-proportioned bedrooms, all with generous bay windows. Two have fitted wardrobes, the principal bedroom has a dressing room with fitted wardrobes and ensuite with bath, walk-in shower, vanity basin and WC. There is also a family bathroom with roll-top bath, walk-in shower and WC plus a separate shower room. Two further spacious bedrooms occupy the second floor.

Externally, there is an attached garage, driveway parking and front garden. The stunning, secluded south-facing rear garden is immaculately maintained, with a vast lawn, substantial patio, impressive mature planted borders and beds, and high-walled boundary. The rear garden opens a west-facing side garden with further lawn and planted borders

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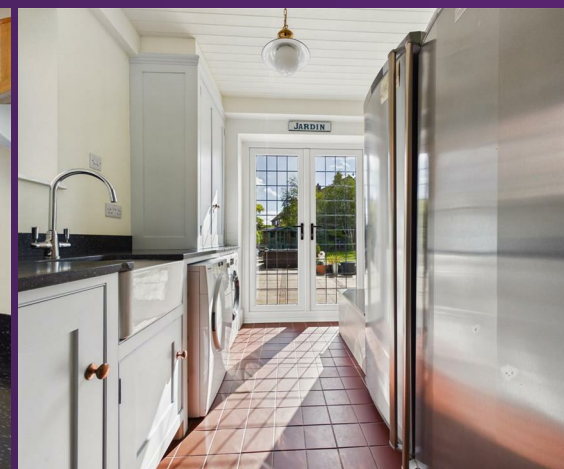
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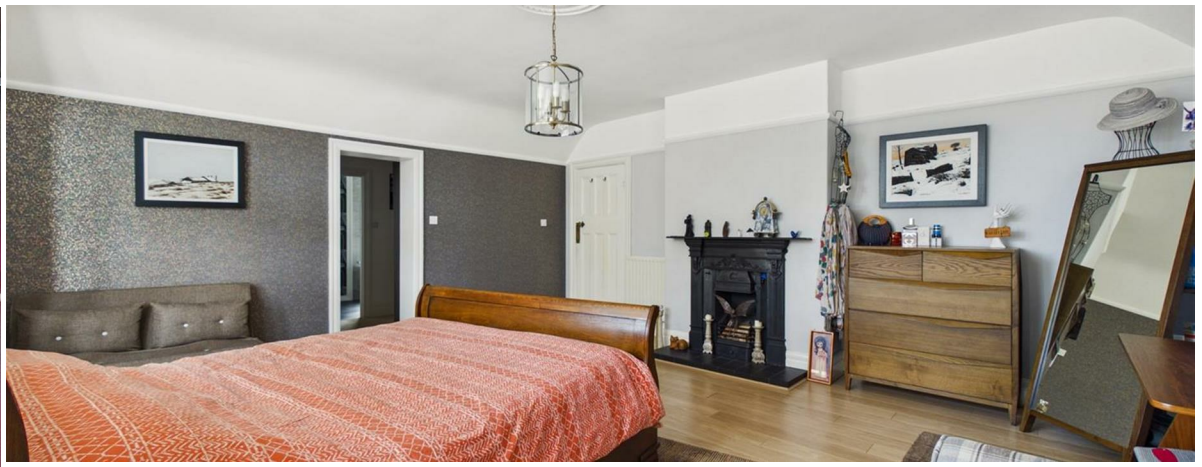
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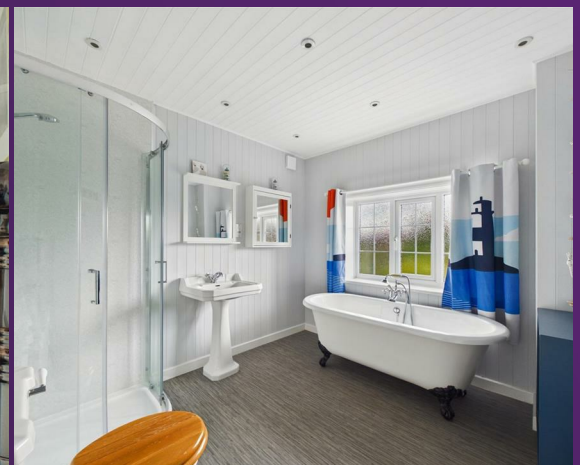
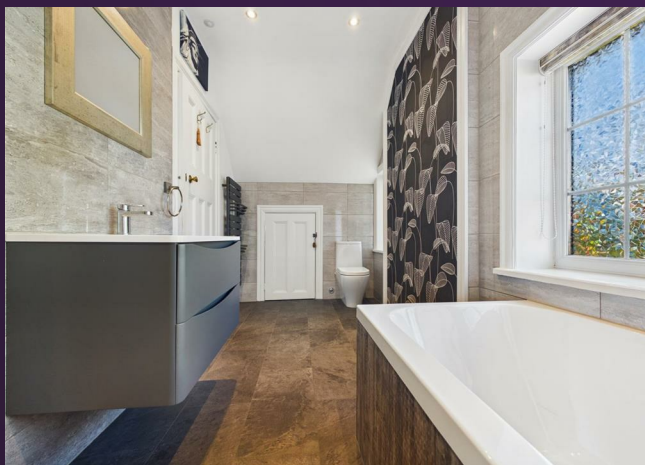
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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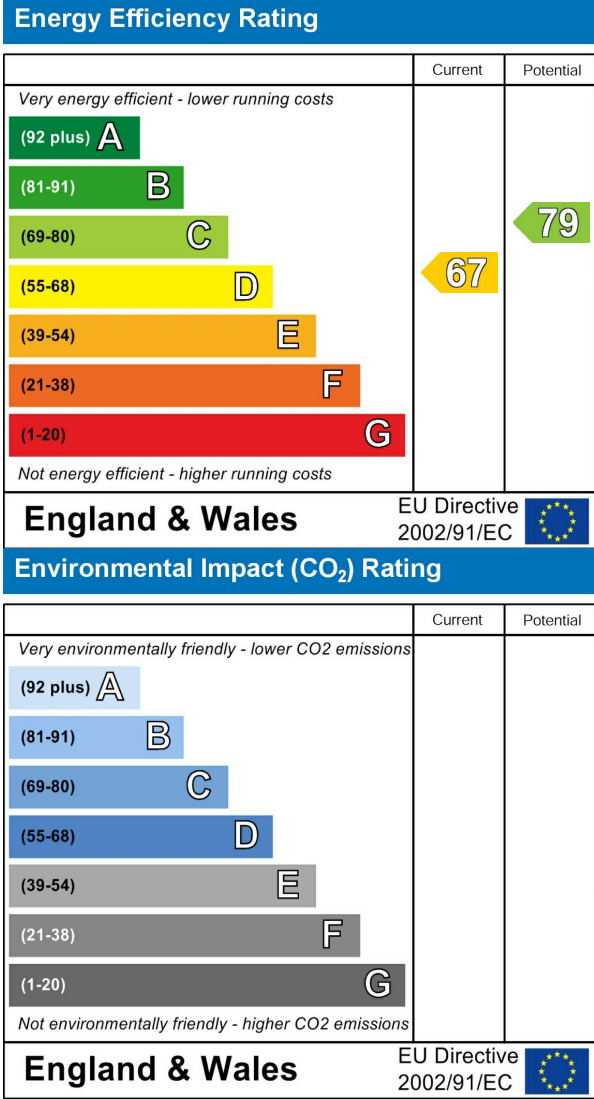
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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