

FOR
SALE

4 ST. GEORGES CRESCENT, MONKSEATON NE25 8BJ
£850,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED IN A SOUGHTAFTER LOCATION
- TWO RECEPTION ROOMS & SNUG/SUN ROOM
- FABULOUS KITCHEN DINER
- DOWNSTAIRS WC
- CONTEMPORARY BATHROOM WC & ENSUITE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING D

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VESTIBULE

HALLWAY

RECEPTION ROOM
22'4 x 13'1

RECEPTION ROOM
13'1 x 13'1

SNUG/SUN ROOM
10'4 x 8'9

KITCHEN DINER
18'9 x 11'9

DOWNSTAIRS WC

LANDING

BEDROOM
21'10 x 8'3, 13'1 x 7'8

ENSUITE

BEDROOM
14'1 x 13'3

BEDROOM
13 x 12'2

BEDROOM
11'10 x 10

BATHROOM WC
11'3 x 6'7

GARAGE
34'10 x 9'3

FRONT GARDEN

REAR GARDEN

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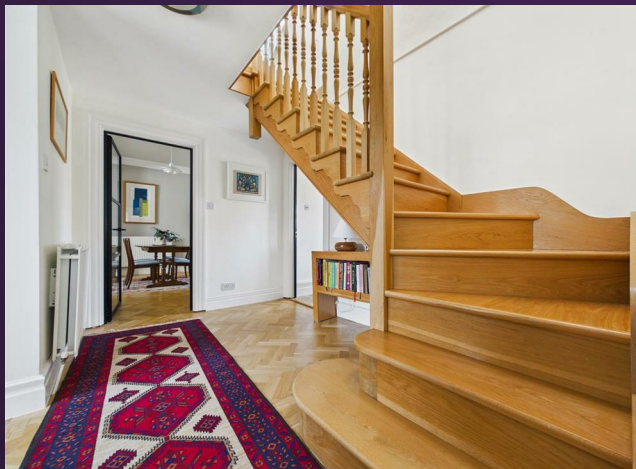
This well-extended, stunning four-bedroom detached 1920s home is a rare opportunity to acquire a beautifully presented property in a highly sought-after location. Immaculately maintained, the house seamlessly blends contemporary living with charming period features, making it ideal for a range of buyers.

The property opens with a vestibule leading into a spacious and elegant hallway, providing access to the main reception rooms, snug, and the impressive kitchen diner, with stairs to the first floor. There are two generously sized reception rooms. The front-facing lounge features plantation-style shutters and a fireplace with a log burner, creating a warm atmosphere. Doors lead through to the rear reception room, offering additional living space and useful recessed storage. The snug/sun room is bright and versatile, complete with fitted storage. At the heart of the home is the contemporary kitchen diner, fitted with a stylish range of Cavendish units, granite worktops, and an island with drawers and a breakfast bar. There is space for a range oven with extractor hood, space for a washing machine, and integrated appliances including a dishwasher and microwave. Bifold doors open out onto the rear garden, enhancing the indoor-outdoor living experience. A convenient downstairs WC completes the ground floor.

To the first floor, the property offers four well-proportioned double bedrooms. The principal bedroom is particularly impressive, featuring a vaulted ceiling, plantation-style shutters, fitted wardrobes, and a sleek ensuite with a walk-in rainfall shower, vanity wash basin, and WC. Two further bedrooms also benefit from plantation shutters, while all rooms are tastefully presented. The family bathroom is beautiful boasting a freestanding bath, walk-in rainfall shower, vanity wash basin, and WC. Externally, there is an attached double-length garage, a substantial front garden with driveway parking and the rear garden features a raised patio, lawn, mature shrubs.

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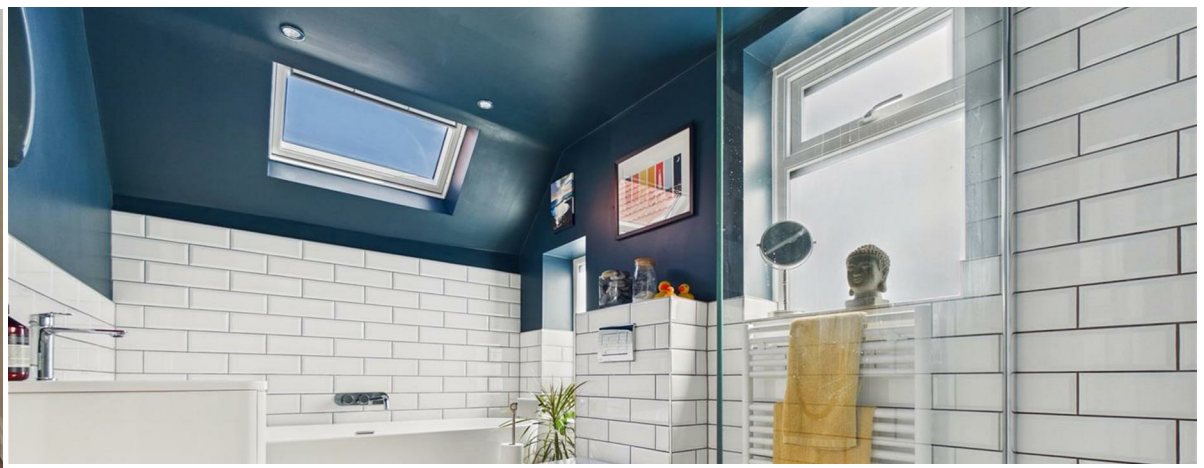
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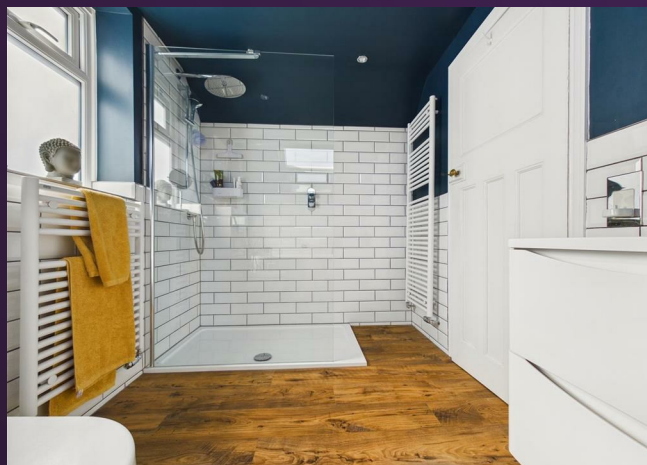
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Floor 0



Floor 1



Approximate total area⁽¹⁾
2124 ft²
Reduced headroom
22 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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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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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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