

**32 THORNTREE DRIVE**  
WEST MONKSEATON NE25 9NN  
**£320,000**



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **LOUNGE**
- **FABULOUS OPEN PLAN DINING KITCHEN**
- **FAMILY BATHROOM WC**
- **WELL EXTENDED & PRESENTED THROUGHOUT**
- **FRONT GARDEN WITH DRIVEWAY PARKING**
- **BEAUTIFUL REAR GARDEN**
- **EPC RATING D**

This immaculately presented and well extended, semi detached house is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a family.

This is a three bedroom property set over two floors with loft area. Ground floor: lounge, dining kitchen. First floor: three bedrooms, bathroom WC. Externally: front garden with driveway parking, rear garden.

The amazing condition, generous size and perfect family feel of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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#### VESTIBULE

Enter through a composite front door with stained glass insert into the vestibule. With UPVC double glazed windows, tiled flooring and timber inner door leading to the entrance hallway.



#### ENTRANCE HALLWAY

Fresh and welcoming entrance hallway with timber framed stained glass window, dado rail and double radiator with decorative cover. There are stairs with spindles up to the first floor and doors to the lounge and dining kitchen.



#### LOUNGE

20'9" x 10'9"

The lounge is bright, modern and front facing with UPVC double glazed walk in bay window including stained glass upper panes, feature fireplace with wood surround, horseshoe insert and gas fire, wall mounted TV point and two double radiators, one with decorative cover. There is a UPVC double glazed, internal window overlooking the dining kitchen.



#### DINING KITCHEN

25'2" x 8'9" & 17'10" x 6'6"

Fabulous, contemporary dining kitchen which easily accommodates a six seater dining table as well as a seating area. Benefiting from an impressive range of wall, base and drawer units, including space saver storage, with contrasting worktops incorporating Belfast sink, mixer taps and tiled splash backs. Integrated appliances include eye level double oven, four ring ceramic hood, chimney hood, fridge freezer, additional freezer, dishwasher and washer dryer. There are UPVC double glazed windows to the front, rear and side of the property, a cupboard housing the combi boiler, understairs storage cupboard and TV point. There is also tiled flooring, vertical contemporary radiator, two double radiators and UPVC double glazed French doors to the rear garden.

#### SPLIT LANDING

With stairs up to main landing and further stairs up to bedroom three.

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#### LANDING

With picture rail, dado rail and doors to two bedrooms and bathroom WC. There are stairs up to the loft area which has Velux windows and eaves storage.



#### BEDROOM ONE

17'9" x 6'4"

Bedroom one is stylish and front facing with picture rail, two UPVC double glazed windows including stained glass upper panes, one of which is a walk in bay window, fitted wardrobe, TV point and single radiator with decorative cover.



#### BEDROOM TWO

9'8" x 8'4"

Bedroom two is modern and rear facing with UPVC double glazed window and double radiator.



#### BEDROOM THREE

12'0" x 6'7"

Bedroom three is front facing with UPVC double glazed window, TV point and single radiator.



#### BATHROOM WC

15'6" x 5'8"

Beautiful and good sized family bathroom benefitting panelled bath with rainfall shower and additional shower over, wall mounted wash basin and low level WC. There are recessed ceiling spotlights, partially tiled walls, fitted base units, chrome towel warmer, single radiator, tiled flooring and two UPVC double glazed obscured windows.

#### FRONT GARDEN

Well maintained front garden with planted beds, mature shrubs and driveway parking. The boundary is marked by a wall.

#### REAR GARDEN

Beautiful rear garden with artificial lawn, planted raised beds and a built in bar. The boundary is marked by a fence with gated access to the rear green.

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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.

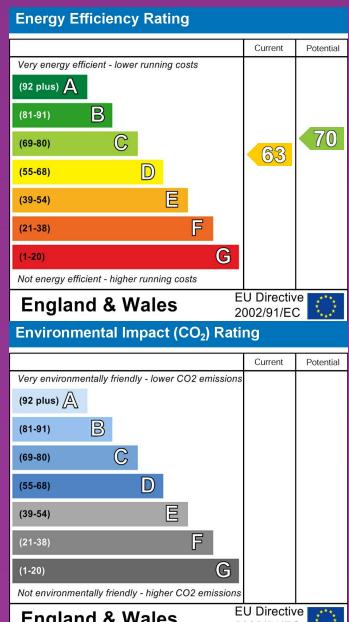
#### Appliances and Services

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

#### 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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