FOR SALE

23 ST. GEORGES CRESCENT, MONKSEATON NE25 8BJ
£1,100,000

6 BEDROOM HOUSE - SEMI-DETACHED

- STUNNING SIX BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED & IMMACULATELY PRESENTED
- GRAND RECEPTION ROOM
- SPECTACULAR OPEN PLAN DINING KITCHEN & LOUNGE
- UTILITY ROOM & DOWNSTAIRS WC
- DRESSING AREA, WALK IN WARDROBE & ENSUITE TO PRINCIPAL BEDROOM
- BEAUTIFUL FAMILY BATHROOM WC & ADDITIONAL WC
- DETACHED GARAGE & FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL WEST FACING REAR GARDEN
- EPC RATING D

VIEW PROPERTY

VESTIBULE & ENTRANCE HALLWAY

RECEPTION ROOM
16'7 x 13'9

DINING KITCHEN & LOUNGE
28'5 x 25'6

UTILITY ROOM
14'10 x 6'4

DOWNSTAIRS WC

PRINCIPAL BEDROOM
15'1 x 12'9

DRESSING AREA & WARDROBE
12'4 x 6'1, 14'8 x 6'2

ENSUITE
12'11 x 8'11

BEDROOM
13'9 x 13'4

BEDROOM
14'7 x 7'1

WC

BEDROOM
15'4 x 14'9

BEDROOM
18'10 x 13'1

BEDROOM
14'3 x 13'2

BATHROOM WC
12'5 x 10'8

GARAGE
18'2 x 9'1 & 12'3 x 9'2

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23 ST. GEORGES CRESCENT, MONKSEATON NE25 8BJ

Embleys are proud to be instructed in the sale of this exceptional, high-end residence on the highly sought-after St George's Crescent in Monkseaton, Monkseaton is famed for its charming coastal setting, excellent schools, vibrant amenities and superb transport links, while St George's Crescent is admired for its elegant period homes and community feel. Rarely do properties of this calibre come to market.

This magnificent home has been renovated and extended to an outstanding standard, seamlessly blending contemporary luxury with beautiful period charm. Offering a generous footprint, superb layout and immaculate presentation, it is ideal for modern family living.

The impressive entrance begins with a vestibule into a grand hallway with stunning period stained glass door and surrounds, and mosaic flooring. Doors lead to the elegant reception room and spectacular extended dining kitchen & lounge.

The reception room is grand, with a period marble fireplace, log burner and bay window with stained glass upper panes. The open-plan dining kitchen and lounge is the heart of the home, flooded with natural light from bi-fold doors to the rear, with space for dining and relaxing alongside a further log burner. The bespoke kitchen boasts an island with storage, wine cooler, dishwasher and seating, plus a range of units, Quartz worktops, double oven, induction hob, extractor, larder fridge and freezer. A spacious utility room and stylish WC complete the ground floor.

The first floor hosts a luxurious principal suite with dressing area, walk-in wardrobe and large ensuite with freestanding bath, walk-in shower, twin sinks and WC. Two further bedrooms and a separate WC complete this level.

The second floor offers three spacious bedrooms, all with period fireplaces, plus a stunning family bathroom.

Externally, there is a detached double-length garage, front garden with driveway parking and a substantial west-facing rear garden with lawn, patio and planted borders.

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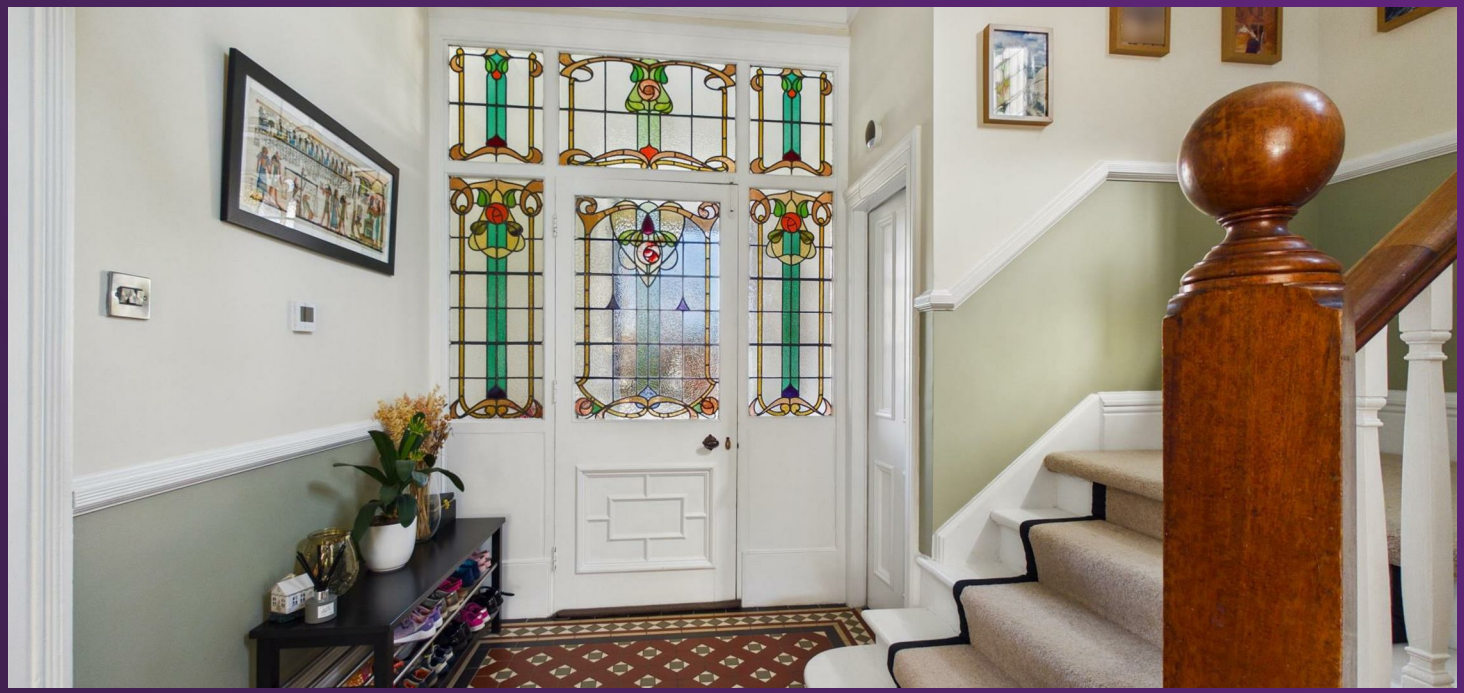

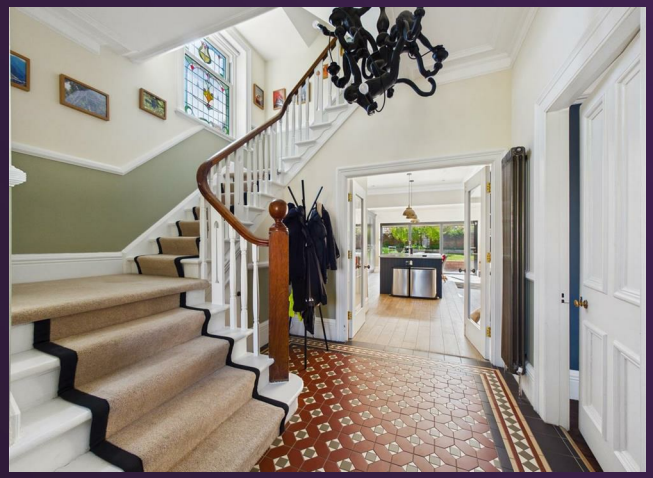

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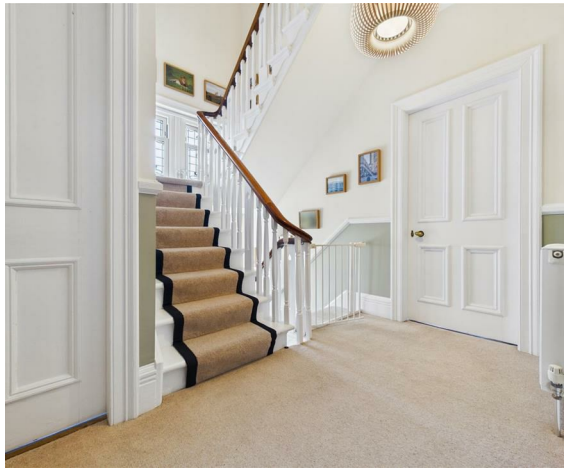

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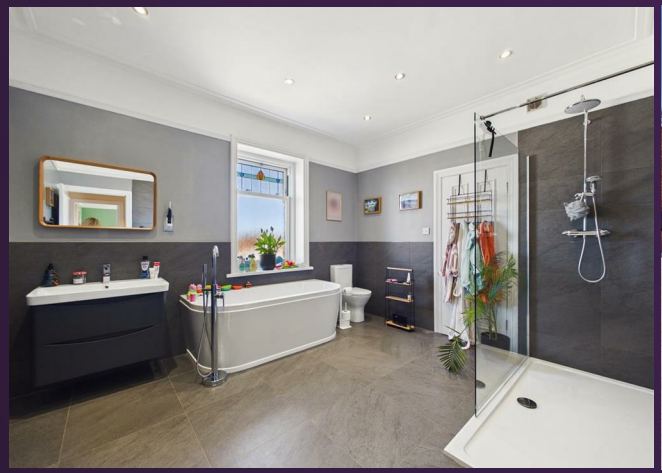

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FLOORPLAN

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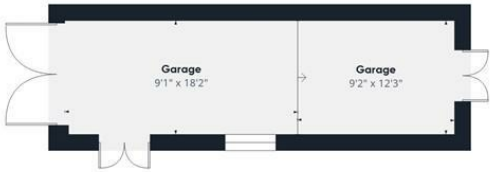
Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1



Floor 0 Building 2

Approximate total area[1]

3238 ft²

(1) Excluding balconies and terraces

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

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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.

VIEW PROPERTY

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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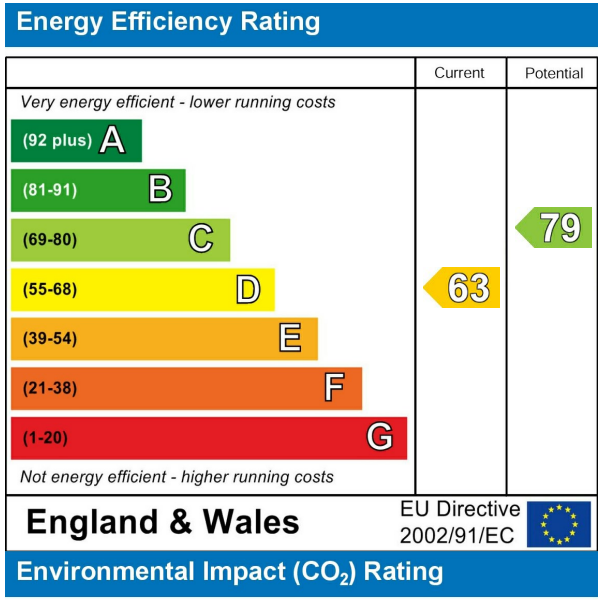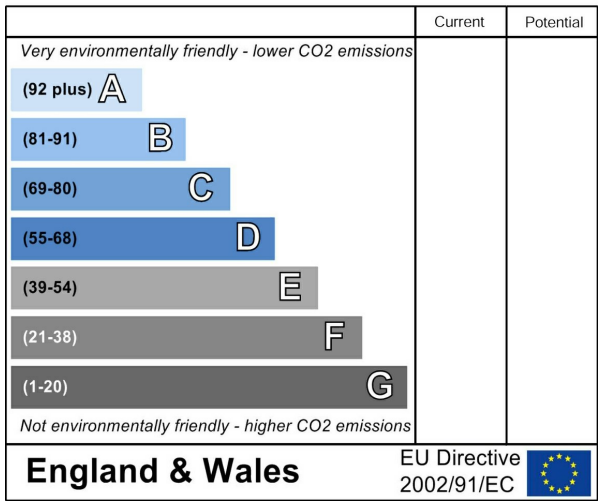
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