

FOR
SALE

106 CAULDWELL LANE, MONKSEATON NE25 8ND
£795,000



5 BEDROOM HOUSE - DETACHED

- SUPERB FIVE BEDROOM DETACHED HOUSE
- CORNER PLOT WITHIN SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS & STUDY
- FABULOUS DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- TWO BATHROOMS & TWO ENSUITES
- ATTACHED GARAGE
- FRONT & SIDE GARDENS WITH DRIVEWAY PARKING
- STUNNING WEST FACING REAR GARDEN WITH COVERED PATIO & BBQ AREA
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM
18'6 x 13'8

STUDY
13'10 x 10'2

OPEN PLAN RECEPTION ROOMS
33'2 x 12'5

DINING KITCHEN
23'11 x 20'

UTILITY ROOM
11'3 x 7'9

DOWNSTAIRS WC

BEDROOM
15'2 x 12'3

ENSUITE

BEDROOM
13'9 x 10'4

ENSUITE

BEDROOM
15'3 x 9'9

BEDROOM
13'4 x 8'9

BATHROOM WC
8'9 x 8'5

BEDROOM & DRESSING ROOM
18'9 x 12'11

BATHROOM
15'9 x 5'4

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Nestled on a substantial corner plot in the highly sought-after area of Monkseaton, this impressive five-bedroom detached home offers immense space across three floors, combining modern living with period charm. Immaculately presented and full of character, it is perfectly suited to family life with a superb layout throughout.

A vestibule leads to the entrance hallway with access to the reception rooms and a generous study with fitted units. One reception features a bay window and fireplace, while two interconnect to create a stylish living space with log burner. A rear lobby with storage leads to the garage/workshop.

The standout feature is the spectacular dining kitchen an expansive, light-filled space with vaulted ceiling and bifold doors to the rear garden. It boasts an impressive range of units with granite and wood worktops, two ovens, two microwaves, dual induction hobs, gas hob with chimney hood, dishwasher and space for an American-style fridge freezer. A utility room and WC complete the ground floor.

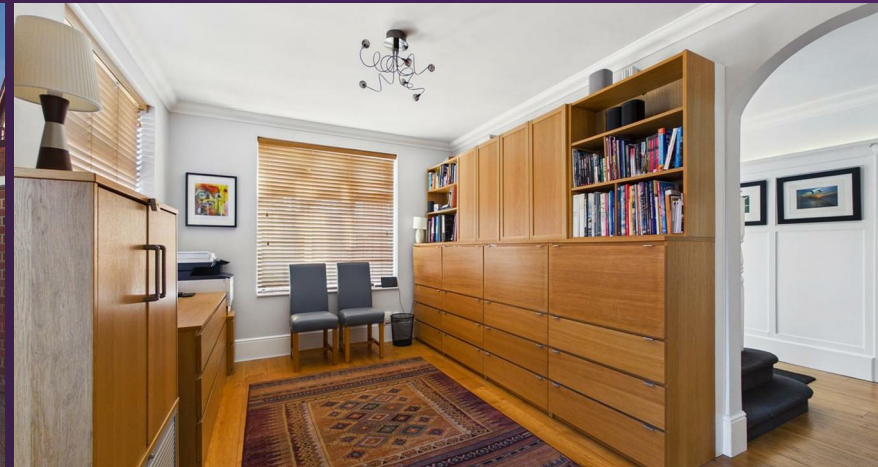
The first floor offers four spacious double bedrooms, with two benefiting from stylish en-suite shower rooms, each fitted with contemporary walk-in showers, wash basins and WC, finished with modern tiling and quality fittings. The family bathroom features a freestanding bath as a focal point, a large walk-in rainfall shower, wash basin, WC and the added luxury of underfloor heating.

Occupying the top floor, the principal suite is a magnificent retreat, complemented by a stunning, high-spec bathroom with a large spa-style walk-in rainfall shower, twin countertop wash basins, WC, underfloor heating and useful eaves storage, creating a luxurious and private space.

Externally, the west-facing rear garden is a true highlight large and beautifully landscaped with an impressive covered patio and BBQ area, extensive lawn, decked and stone patios, summerhouse, and mature planting—perfect for entertaining. Driveway parking to the side complete this exceptional home.

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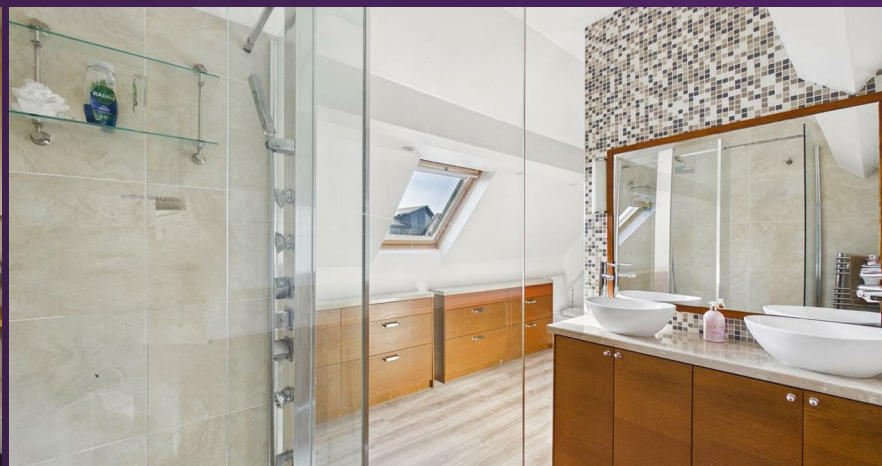
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SMOKE ALARMS

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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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

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