

FOR  
SALE

5 BYGATE ROAD, MONKSEATON NE25 8BN  
£875,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- SUBSTANTIAL CORNER PLOT IN HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- BATHROOM WC & SHOWER ROOM WC
- GARAGE & TWO OUTHOUSES
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH & WEST FACING REAR & SIDE GARDENS
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
19'1 x 11'11

RECEPTION ROOM  
12'4 x 11'10

DINING KITCHEN & FAMILY ROOM  
24'6 x 9'2 & 13'11 x 11'6

UTILITY ROOM  
7'10 x 4'4

DOWNSTAIRS WC

LANDING

BEDROOM  
15'8 x 11'2

BEDROOM  
12'11 x 11'11

BEDROOM  
12'4 x 11

BEDROOM  
10'4 x 7'8

BATHROOM WC  
12'4 x 7'7

SHOWER ROOM WC  
6'10 x 4'8

GARAGE  
16'10 x 10'1

OUTHOUSES  
8'4 x 5'8 & 8'5 x 5'9

## 5 BYGATE ROAD, MONKSEATON NE25 8BN

Rarely available, this beautiful detached family home, built in 1910, occupies a substantial corner plot on Bygate Road and St Georges Crescent in the heart of Monkseaton Village. Renowned for its strong sense of community, excellent local schools, convenient transport links, charming village atmosphere and proximity to the coast, Monkseaton remains one of the area's most desirable places to live.

Brimming with period charm and character, this impressive home offers spacious accommodation perfectly suited to modern family living. A vestibule leads into a grand entrance hallway. There are two elegant reception rooms; a delightful dual-aspect lounge featuring a fireplace, and there is a second versatile reception room with a built-in dresser.

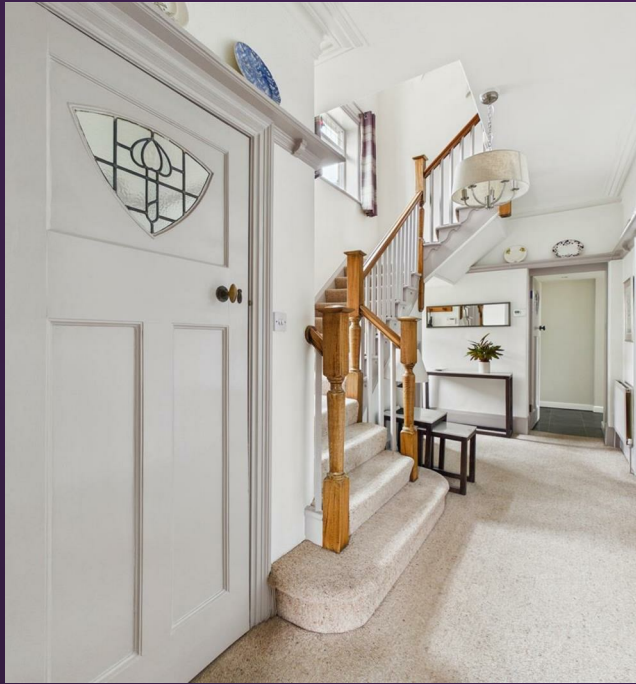
The heart of the home is the fabulous open-plan dining kitchen and family room, providing ample space for an eight-seater dining table alongside a comfortable seating area. The kitchen is fitted with an excellent range of units with granite worktops and integrated appliances including an eye-level double oven, induction hob, chimney hood, fridge freezer and dishwasher. Floor-to-ceiling windows and a patio door flood the space with natural light and provide seamless access to the garden. A utility room with appliance spaces and a downstairs WC complete the ground floor.

To the first floor are four good sized bedrooms, one benefiting from fitted Hammond wardrobes, while two other bedrooms feature built-in cupboards, one with a wash basin. The bathroom is fitted with a walk-in shower, bath, wash basin and WC, with underfloor heating. A recently installed shower room offers a walk-in rainfall shower, vanity wash basin, WC and underfloor heating.

Externally, there is a garage, two outhouses, a front garden with ample driveway parking. The substantial south and west-facing rear and side gardens provide a stunning outdoor space, featuring lawns, mature shrubs, well-stocked raised beds, paved area and a beautiful stone paved patio.

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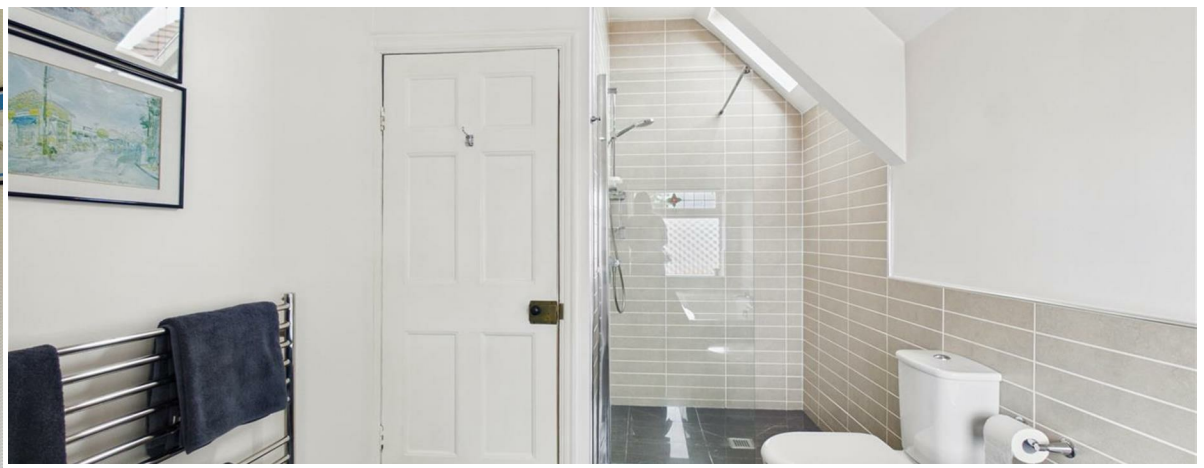
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#### SMOKE ALARMS

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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