

# SIGNATURE

## NORTH EAST

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📍 Blacksmith Drive, North Shields NE29 8EB

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**Offers Over £460,000**

Signature North East are delighted to welcome this impressive four-bedroom detached home to the market. Ideally located in North Shields, close to the popular Monkseaton area, the property enjoys generous room sizes and an excellent setting for family life. With close proximity to the beautiful coastline, as well as easy access to local shops, schools and healthcare facilities, this home is perfectly placed. The area is well connected, offering convenient road links to Newcastle city centre and is just a short distance from Tynemouth.

Upon entering the property, you are welcomed into a central hallway which also provides access to the integral garage and a convenient ground floor W.C. The first reception room is a large, bright living room offering ample space for a range of furnishings and benefitting from a large window that fills the room with natural light. To the rear is a spacious open-plan kitchen and dining area, comfortably accommodating a dining table for family meals or entertaining. The kitchen offers a wealth of storage through attractive wall and base units, complemented by sleek silestone worktops, and includes a breakfast bar with space for two stools. Integrated appliances include a fridge/ freezer, microwave, dishwasher and oven, with an integrated hob and extractor fan above. Elegant French doors lead directly out to the rear garden, and a separate utility room is conveniently located next to the kitchen.

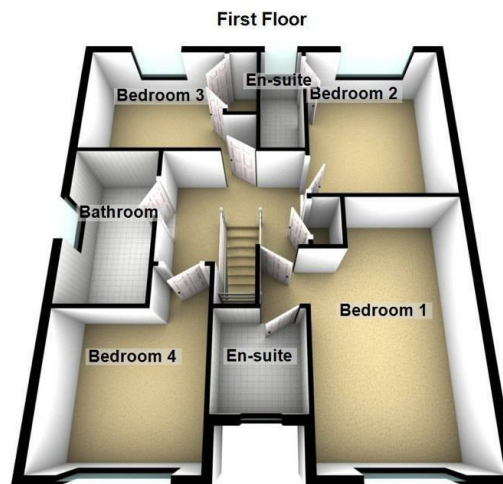
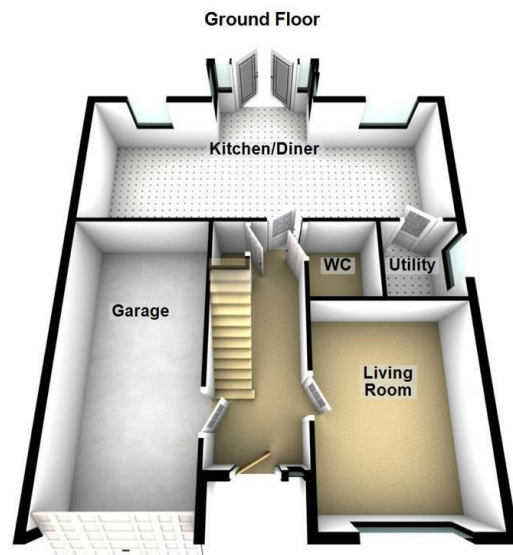
Continuing to the first floor, the property offers four generously sized bedrooms, all of which can comfortably accommodate a double bed along with additional furnishings. Bedrooms one and two benefit from modern en-suite facilities, each comprising a W.C, hand basin and shower. Bedroom three further benefits from fitted storage. Completing the first floor is the family bathroom, which features a bathtub, separate shower, hand basin and W.C.

Externally, the home boasts a large rear garden, mainly laid to lawn with a patio area that is ideal for outdoor furniture and entertaining. To the front, there is a driveway providing off-street parking for two cars, along with the added benefit of an integral garage.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 163.8 sq. metres (1762.6 sq. feet)

## Measurements:

Living Room  
13'10" x 11'0"

Kitchen / Diner  
10'8" x 28'2"

Utility  
5'10" x 5'6"

WC  
5'10" x 5'1"

Bedroom One  
18'2" x 11'0"

En Suite  
7'3" x 6'1"

Bedroom Two  
12'9" x 10'8"

En Suite  
3'4" x 8'9"

Bedroom Three  
8'11" x 10'10"

Bedroom Four  
10'0" x 10'4"

Bathroom  
11'8" x 6'2"

## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>92</b> |
| (81-91) <b>B</b>                            | <b>84</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>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





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