

**238 ABBOTS WAY**  
**NORTH SHIELDS NE29 8LR**  
**£375,000**

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- **FOUR BEDROOM DETACHED HOUSE**
- **TWO RECEPTION ROOMS & KITCHEN DINER/FAMILY ROOM**
- **UTILITY ROOM & DOWNSTAIRS WC**
- **EN SUITE & FAMILY BATHROOM WC**
- **FRONT GARDEN & DRIVEWAY PARKING**
- **ATTACHED DOUBLE GARAGE**
- **SUBSTANTIAL REAR GARDEN**
- **EPC RATING D**

This well presented detached property was built in the 1990's and perfectly located against a residential setting. It displays a variety of modern features and is ideal for a family. This is a four bedroom property set over two floors. Ground Floor: two reception rooms, kitchen diner/family room, utility room, downstairs WC. First Floor: four bedrooms, master en suite, family bathroom WC. Externally: front garden, driveway parking, attached double garage, substantial rear garden. The fabulous location, family feel and generous size of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.

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**ENTRANCE HALLWAY**

Enter through composite front door with obscured decorative insert into entrance hallway with ceiling coving, built in cloaks cupboard, single radiator, wood effect flooring and stairs incorporating spindles to first floor. Doors to two reception rooms, kitchen diner/family room and downstairs WC.

**RECEPTION ROOM ONE**

**16'0" x 11'6"**

(measurements into bay)

Reception room one is bright and front facing with ceiling coving, UPVC double glazed walk in bay window and feature fireplace with stone surround and gas fire. Double radiator and TV point.

**RECEPTION ROOM TWO**

**10'7" x 8'2"**

Reception room two is versatile and front facing with UPVC double glazed window, single radiator, wood effect flooring and TV point.



**KITCHEN DINER/FAMILY ROOM**

**26'10" x 10'11"**

Fabulous, newly fitted and modern kitchen benefiting from wall, base and drawer high gloss units with contrasting worktops to up stands incorporating one and a half bowl sink with mixer tap and drainer. Integrated appliances include eye level oven, eye level microwave, four ring gas hob, extractor hood, dishwasher and space for fridge freezer. There are recess ceiling spotlights, UPVC double glazed window, contemporary vertical radiator and wood effect flooring. The dining/family room area can easily accommodate a eight seater dining table and is complete with UPVC double glazed window, contemporary vertical radiator, fitted unit to one wall providing shelving and storage beneath, wood effect flooring and wall mounted TV point. UPVC double glazed French doors to rear garden and door to utility.

**UTILITY ROOM**

**6'0" x 5'5"**

Utility complete with wall and base high gloss units with contrasting worktops incorporating single bowl sink with mixer tap. There is space for tumble dryer and space and plumbing for washing machine, wood effect flooring and door to garage.

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**DOWNSTAIRS WC**

With vanity wash basin, low level WC, ceiling spotlights, tiled walls to half wall height and tiled flooring.

**LANDING**

Landing with loft access and doors to all bedrooms and bathroom WC.

**BEDROOM ONE**

**13'3" x 11'5"**

Bedroom one is front facing with two UPVC double glazed windows, fitted wardrobes, double radiator and TV point. Door to en suite.

**EN SUITE**

**7'5" x 5'2"**

Contemporary and stylish en suite with walk in double shower, half pedestal wash basin and low level WC. There are ceiling spotlights, UPVC double glazed obscured window, tiled walls to half wall height, towel warmer and tiled flooring.

**BEDROOM TWO**

**13'8" x 8'5"**

(measurements including wardrobe)  
Bedroom two is rear facing with UPVC double glazed window, fitted wardrobes and double radiator.

**BEDROOM THREE**

**11'11" x 10'2"**

Bedroom three is front facing with UPVC double glazed window, fitted wardrobes and double radiator.



**BEDROOM FOUR**

**13'1" x 8'5"**

(measurements into wardrobe)  
Bedroom four is rear facing with UPVC double glazed window, fitted wardrobes and double radiator.

**FAMILY BATHROOM WC**

**6'10" x 6'5"**

Modern bathroom complete with integrated tiled bath with shower over, half pedestal wash basin and low level WC. There are ceiling spotlights, UPVC double glazed obscured window, tiled walls to half wall height, towel warmer and tiled flooring with under floor heating.

**GARAGE**

**16'11" x 14'3"**

Attached double garage with lighting, power, wall mounted combi boiler, electric garage door and composite door with obscured insert to rear garden.

**FRONT GARDEN**

The front garden is laid to lawn with driveway parking for up to two cars.

**REAR GARDEN**

The sunny, secluded and substantial rear garden is laid to lawn with patio area, paved area, and a fenced boundary.

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