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IVY BANK, WESTOE, SOUTH SHIELDS, NE33

Offers Over £425,000


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THE BEATLES








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Substantial & Versatile Family Home Offering an Impressive Amount of Accommodation & Beautiful South Facing Rear Gardens, Boasting in Excess of 2800Sq ft, with Four Good Sized Bedrooms, Great Re-Fitted Family Bathroom plus En Suite Shower Room & Separate W.C., Two 19ft Reception Rooms plus Additional Dining Room, Re-Fitted Kitchen, Grand Entrance Hall, A Versatile Self-Contained Annex Boasting Two Bedrooms with Business Potential or Separate Living for Older Children/Elder Relatives, a Generous 19ft Sitting Room, Utility Room and W.C, An Outstanding Addition to the Property That Opens Up a Wealth of Possibilities, Whether for Multi-Generational Living, Accommodating Dependent Relatives, Providing Independent Guest Accommodation.

This well presented period property is ideally placed along the well-established Dean Road. The property is ideally placed to enjoy the excellent amenities, transport connections and coastal lifestyle that South Shields has to offer, providing a great balance of residential convenience and accessibility, with a wide variety of everyday shops, supermarkets, cafés and leisure facilities all within easy reach.

Families are particularly well catered for, with a good selection of highly regarded schools throughout the surrounding area, including Mortimer Primary School, Mortimer Community College, St Wilfrid's RC College and Harton Academy, alongside a number of well-regarded primary schools and nurseries.

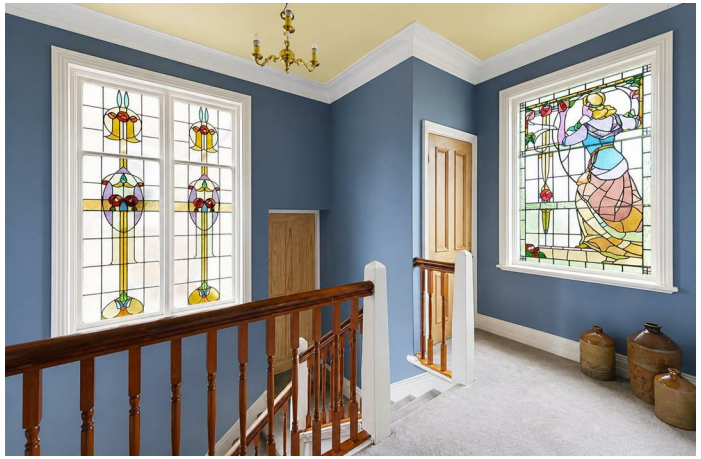
For commuters, Chichester Metro Station is conveniently located nearby, providing regular services towards Newcastle, Gateshead and Sunderland, while numerous bus services operate along Dean Road and throughout the surrounding area. Excellent road connections provide straightforward access to the A19 and Tyne Tunnel, making the location particularly convenient for those travelling throughout the wider North East.

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The internal accommodation comprises: an entrance vestibule leading into the central entrance hall, with stairs to the first floor and useful under-stair storage. A particularly rare and highly versatile feature of the property is the substantial two-bedroom annexe positioned to the right of the entrance hall, offering an exceptional opportunity for multi-generational living. Thoughtfully arranged and providing an excellent degree of independence from the main home, the accommodation includes two well-proportioned bedrooms, a useful utility room, separate W.C. and an impressive 19ft sitting room, creating a comfortable and flexible living space in its own right.

Perfectly suited to those looking to accommodate elderly parents, grown-up children or extended family, the annexe allows different generations to live together while still enjoying their own space and privacy. Equally, the accommodation could lend itself to a variety of alternative uses, including guest accommodation, a substantial home-working environment or additional recreational space.

To the rear of the property, a generously proportioned family room provides a wonderful space for everyday living, enhanced by an attractive bay window, feature fireplace and direct access to the garden, creating a natural connection between the internal and external spaces. Positioned to the left, the formal dining room offers an ideal setting for family dining and entertaining and leads through to the main living room. This impressive reception space is filled with natural light from a further bay window and is centred around a feature fireplace, adding warmth and character to the room.

The well-appointed kitchen is fitted with a comprehensive range of wall and base units complemented by integrated appliances, while Velux roof windows introduce an abundance of natural light from above. From here, there is convenient access to an enclosed patio area, providing an additional and private outdoor space.

Ascending to the first floor, the accommodation continues with four well-proportioned bedrooms, offering excellent flexibility for family living. One of the bedrooms enjoys a desirable dual aspect, while another is particularly impressive, featuring a characterful fireplace, contemporary media wall and its own private en-suite shower room. The remaining bedrooms are served by a modern family bathroom with shower, together with a separate W.C.

Externally, the property continues to impress. An enclosed patio area provides useful additional storage and convenient access to the garage, while to the rear lies a particularly generous south-facing garden. Predominantly laid to lawn and complemented by paved patio areas, the garden provides an excellent degree of space for children to play, outdoor dining and entertaining, or simply relaxing and enjoying the favourable southerly aspect.





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TENURE : Freehold

LOCAL AUTHORITY : South Tyneside CC

COUNCIL TAX BAND : D

EPC RATING : E



Total area: approx. 263.2 sq. metres (2832.7 sq. feet)



