

BRUNTON

RESIDENTIAL



WEST DENE DRIVE, NORTH SHIELDS, NE30

Offers Over £400,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well Presented & Fully Refurbished Semi-Detached Family Home Boasting in Excess of 1400Sq ft, with a Fantastic Re-Fitted Open Plan Kitchen/Diner plus Additional Reception Room, Utility, Ground Floor W.C., Three Bedrooms including Two Great Sized Doubles, Re-Fitted Bathroom with Four Piece Suite, Enclosed Landscaped Rear Gardens plus Off Street Parking, 23ft Garage & Planning Permission Granted For a Further Two Bedrooms & Bathroom!

This great, three bed semi-detached family home is perfectly placed on West Dene Drive, North Shields. West Dene Drive, a quiet cul-de-sac, which is tucked just off from Preston Road, is ideally positioned to provide easy access to Beach Road and Tynemouth Road, providing direct access to the renowned Long Sands Beach, Tynemouth Priory and indeed The North Shields Fish Quay. West Dene Drive is also placed just a short distance from some of the areas most outstanding local schooling, including King Edward Primary School.

Thoughtfully modernised throughout, with key improvements including a full rewire, a new heating system, and upgraded kitchen and bathroom. With a stand out open-plan kitchen/dining and family space, which provides a bright and sociable hub of the home, complemented by a bay-fronted reception room and three well-proportioned bedrooms. The property further benefits from a landscaped rear garden ideal for outdoor enjoyment, along with off-street parking and a garage.

Positioned just a stones throw from the likes of the wonderful Northumberland Park as well as being close to the North Tyneside General Hospital, West Dene Drive is perfectly suited for families looking for a wide range of local amenities and activities, all conveniently placed on their doorstep.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a central entrance hallway providing access to both the front reception room and the open-plan kitchen/dining and family area to the rear. The front reception room features a walk-in bay window and benefits from doors leading through to the rear, creating a connected and flexible living space.

The open-plan kitchen/dining and family area is a key feature of the home, fitted with a range of modern units and enjoying views over the rear garden, with French doors providing direct access outside. From the kitchen, there is access to a useful utility room, the integral garage, and a convenient ground-floor WC.

To the first floor, the landing provides access to three well-proportioned bedrooms and a recently refitted family bathroom. The bathroom features a four-piece suite and heated towel rail. The rear bedroom is a generous double with fitted wardrobes and views over the garden, while the front bedroom also benefits from a walk-in bay window. The third bedroom is also of good size and offers flexibility for use as a bedroom, study or nursery.

Externally, the property benefits from a landscaped rear garden, mainly laid to lawn with raised planters, creating an attractive outdoor space. To the front, there is off-street parking along with access to the garage.

Fully refurbished throughout, this fantastic home simply demands early inspection!



BRUNTON

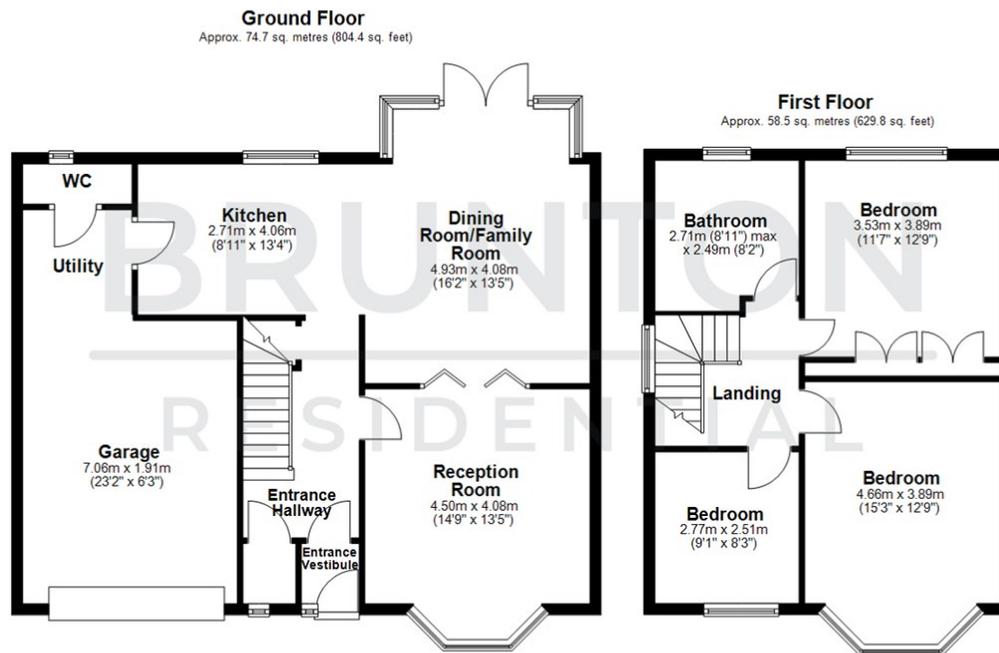
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : D

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	

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