



### 3 bed detached bungalow to buy in NE31

St. Johns Avenue, Hebburn, Tyne and  
Wear, NE31 2UB

**£320,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ DETACHED THREE BEDROOM BUNGALOW
- ✓ OPEN PLAN LIVING SPACE
- ✓ HI-SPECIFICATION KITCHEN / DINER (Integrated appliances)
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents welcome to the market this impressive Three Bedroom Detached Bungalow located on the popular St Johns Avenue, Hebburn.

Situated within this extremely desirable residential area, this property is impeccably presented throughout and has been tastefully designed by the current owners, to create a stylish & modern home, with a large paved garden and mono block driveway to the front of the property.

Upon entering, you are presented with a large, bright and airy hallway, leading to a modern open plan living space, offering a comfortable lounge, modern fitted kitchen and family dining area.

Using a neutral colour palette, this lovely home offers a versatile, comfortable living space in which to rest and unwind, easily accommodating family life and welcoming and entertaining friends and family. The spacious kitchen possesses a wide range of modern fittings and finishes, providing ample cupboard space and work surfaces, whilst the dining area boasts Bi-folding doors opening onto the rear garden, blending the interior living space seamlessly with the sleek, landscaped garden.

Three spacious bedrooms and a contemporary family bathroom complete this delightful property.

Briefly comprising; Entrance/Hallway, Lounge, Kitchen/Diner, Three Bedrooms and Family Bathroom. Externally to the front is a Private low maintenance garden/ driveway with parking for numerous vehicles and a further Private enclosed established garden lies to the rear.

Ideally located for an array of 'Outstanding' OSTED rated schools, offering a wealth of amenities including schools, shops, and parks within easy reach. Excellent transport links and roads to Newcastle, Sunderland, Washington, South Shields and beyond.

In summary, this is a fabulous opportunity to purchase a contemporary, be sure to book a viewing quickly as properties in this area are highly sought after.

Call Pattinson Jarrow today to arrange a viewing: 0191 4897431 or Email: [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk).

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £320,000

Property Type: Detached Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed walled garden complemented by horizontal oak fencing, mono block paved drive leading to entrance, mood lighting and led strip lighting to front elevation, gated access to rear aspect;



## Entrance / Hallway

5.02m x 1.62m (16'5" x 5'3")

Composite part glazed door leading to entrance, built in Storage, gas central heating radiator, porcelain flooring, recess lighting;



## Hallway



## Lounge

3.97m x 3.67m (13'0" x 12'0")

Open plan living area, with double glazed windows to side aspect, complemented by feature fire place with Oak mantle and tiled hearth, gas central heating radiator, porcelain flooring;



## Lounge.



## Kitchen



## Dining Area

Bi-folding doors to large rear garden, gas central heating radiator, porcelain tiled flooring;

## Kitchen / Dining Area

*6.78m x 2.81m (22'2" x 9'2")*

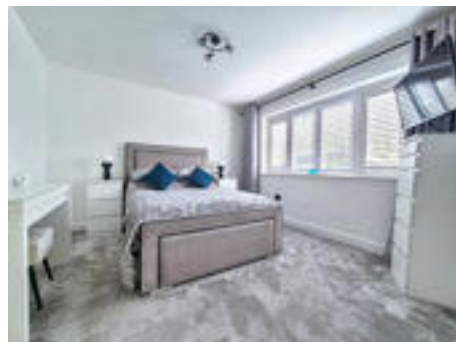
A range of hi-specification wall and base units complemented hide and slide internal features, bespoke quartz work surfaces with uprights, central island / breakfast bar with bespoke quartz work surfaces and integrated electric hob, Inset composite sink with mixer tap over, integrated electric oven, integrated washer/dryer, dishwasher and fridge freezer, recess lighting, upright gas central heating radiator, porcelain flooring, double glazed window to rear aspect;



## Bedroom One

*3.52m x 3.65m (11'6" x 11'11")*

Double glazed window to the front aspect, fitted with plantation shutters, upright gas central heated radiator;



## Bedroom One.



## Bedroom Two

3.78m x 2.38m (12'4" x 7'9")

Double glazed window to side aspect, gas central heated radiator, built in sliding wardrobes, tv point;



## Bedroom Three

2.84m x 2.44m (9'3" x 8'0")

Double glazed window to front aspect fitted with plantation shutters, gas central heated radiator, built in sliding wardrobes;



## Family Bathroom

2.06m x 2.42m (6'9" x 7'11")

The contemporary family bathroom comprises; Walk in shower with glazed shower screens and mains shower over and hand held attachments, vanity unit with bowl hand sink, enclosed cistern W.C, porcelain wall tiles and flooring, de-misting mirror, recessed lighting, extractor, gas central heated towel rail, double glazed window to side aspect;



## Family Bathroom.



## Loft Space

Two double glazed Velux tilting windows, combi boiler, power and lighting, part laminate flooring, 32kw Vogue Max Combi boiler, air purifier system:

## External Rear

Private large enclosed garden, large porcelain paved patio area leading to mono block paved path to front aspect, external mood lighting, external power source to rear and side aspects, external water source, leading round to Summer-House (French doors, single glazed windows to front aspect, artificial lawn area, lighting & power source, external water source, gated access to front aspect, (Summer House - French doors, single paned windows to front aspect, lighting and power source);

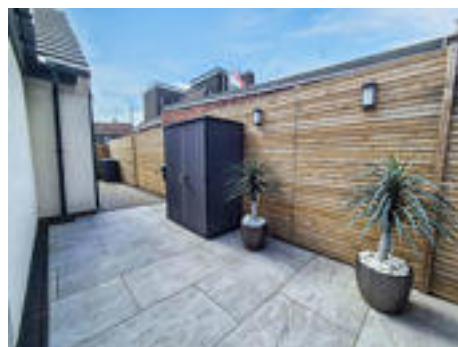
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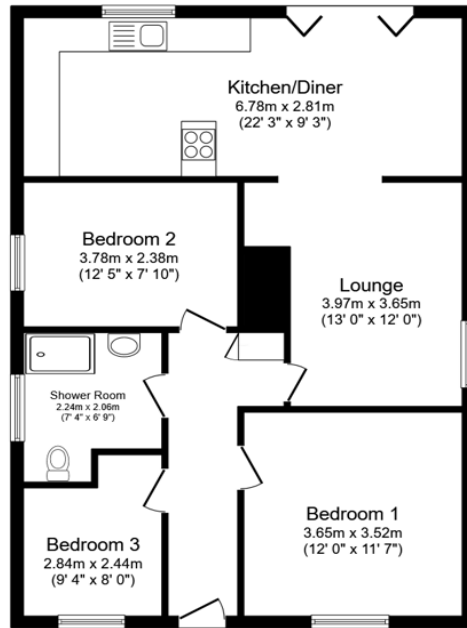


## External Rear.



## External Side





**Floor Plan**

Floor area 77.6 sq.m. (835 sq.ft.)

Total floor area: 77.6 sq.m. (835 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

St. Johns Avenue, Hebburn, Tyne and Wear, NE31 2UB

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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