



## 4 bed detached house to buy in

Swan Close, Hebburn, Tyne and Wear,  
NE31 2FL

**£420,000** Offers Over

 x4  x2  x1

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ WONDERFULLY PRESENTED DETACHED FAMILY HOME
- ✓ MONKTON GARDENS
- ✓ FOUR DOUBLE BEDROOMS
- ✓ BEDROOM ONE WITH EN-SUITE
- ✓ EPC Rating A

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: A
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents warmly welcome to the market this wonderfully presented Four Bedroom Detached Family Home located on Swan Close, Monkton Gardens, Hebburn.

Situated within this extremely desirable new development, this delightful property is immaculately presented throughout, offering a stylish & modern home, on a well positioned and significant plot, featuring a large driveway and double garages to the front of the property. Tastefully upgraded by the current owners, with the addition of Plantation Shutters to all the windows as well as sliding blackout blinds to the bedrooms and fitted wardrobes, Herringbone flooring has been laid throughout the majority of the ground floor and the property is further enhanced by the latest technology, offering smart sockets to the upper floor and the latest Waste Heat Recovery System, which no doubt contributed to the A rated EPC!

Upon entering, you are presented with a large, bright and airy hallway, leading to two reception rooms, a large kitchen/diner and staircase to the upper floor.

Using tranquil tones, this lovely home offers a versatile, comfortable living space in which to rest and unwind, easily accommodating family life and entertaining friends.

Benefiting from two reception rooms, to the front of the property, the larger lounge, exudes a peaceful and calming ambience providing a comfortable setting in which to relax and unwind. The second reception is currently used as a home office but offers versatile living space to the lower floor. The spacious open plan Kitchen and Dining area possesses a wide range of modern fittings and finishes, providing ample cupboard space and work surfaces, in addition to the separate Utility area. French doors in the dining area offer further access to the garden and allow natural light to flood the room, creating a perfect area for family meals, whilst looking out on to the lovely landscaped Garden, set to lawn, with a paved patio area.

To the first floor, you will find four spacious double bedrooms, the main bedroom offering en suite facilities, comfortably catering for a growing family and accommodating the occasional guests. The family bathroom is finished to a modern standard, providing a tranquil space in which to relax.

Ideally located for an array of Outstanding Performance OFSTED rated schools, Metro links from Fellgate Metro Station direct to Newcastle City Centre, Sunderland City Centre and South Shields. Excellent road links give easy access to A1, A19 to the South and the Tyne Tunnel to much of the North East.

Briefly comprises; Entrance/Hall, Cloak, Office/Study, Lounge, Kitchen/Diner & Utility. To the first floor lies Bedroom One with En-Suite, three further Bedrooms and the Family Bathroom. Externally to the front is a private Garden with lawn and Driveway (for multiple vehicles) leading to the Double Garage and to the rear a private enclosed Garden with patio area, lawn and gated access to the front.

Call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £420,000

Property Type: Detached House

Parking: Double Garage

Heating: Gas

## External Front

Driveway leading to double garage, gated access to rear garden, pathway leading to entrance;



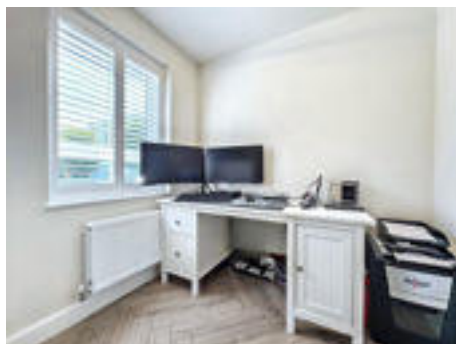
## Entrance/Hallway

Composite part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage, under stairs storage, Herringbone flooring;



## Office/Study

Double glazed window to front aspect, plantation shutter blinds, gas central heating radiator, Herringbone flooring;



## Lounge

Double glazed window to front aspect, plantation shutter blinds, gas central heating radiator;



## Cloak

W/C, pedestal wash hand basin, extractor, Herringbone flooring, recess lighting;



## Kitchen/Diner

A range of wall and base units with contrasting work surfaces, breakfast bar, stainless steel sink with mixer tap over, integrated electric oven, ..... hob with extractor over, integrated fridge freezer, integrated dish washer, uprights, recess lighting, gas central heating radiator, Herringbone flooring, plantation shutter blinds, double glazed window to rear aspect, French doors leading to garden;



## Kitchen/Diner (Additional)

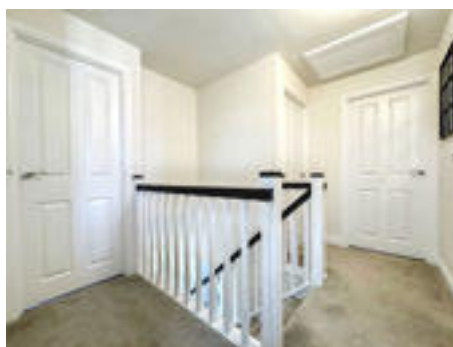


## Utility

Wall and base units with contrasting work surfaces, space for tumble dryer, plumbing for washing machine, gas central heating radiator, Herringbone flooring, part glazed composite door leading to garage/driveway;

## First Floor Landing

Loft access, built in storage;



## Bedroom One

Double glazed window to front and side aspect, gas central heating radiator, Hammonds fitted wardrobes, plantation shutter blinds with sliding blackout shutters, smart sockets (controlled by mobile app);



## Bedroom One En-Suite

A suite consisting of W/C, pedestal wash hand basin, shower cubicle with mains shower, part tiled walls, extractor, recess lighting, gas central heating radiator, LVT flooring;



## Bedroom Two

Double glazed window to front aspect, gas central heating radiator, Hammonds fitted wardrobes, built in storage, plantation shutter blinds with sliding blackout shutters, smart sockets (controlled by mobile app);



## Bedroom Three

Double glazed window to rear aspect, gas central heating radiator, Hammonds fitted wardrobes, plantation shutter blinds with sliding blackout shutters, smart sockets (controlled by mobile app);



## Bedroom Four

Double glazed window to rear aspect, gas central heating radiator, plantation shutter blinds with sliding blackout shutters, smart sockets (controlled by mobile app);

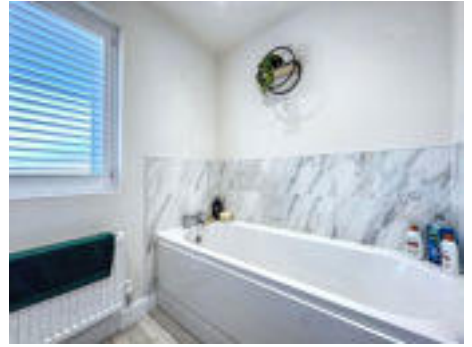


## Bathroom

A white suite consisting of W/C, bath, pedestal wash hand basin, part tiled walls, recess lighting, gas central heating radiator, LVT flooring, double glazed window to rear aspect;



## Bathroom (Additional)



## External Rear

Private enclosed garden with lawn, paved patio, external water source, gated access to garage/driveway;



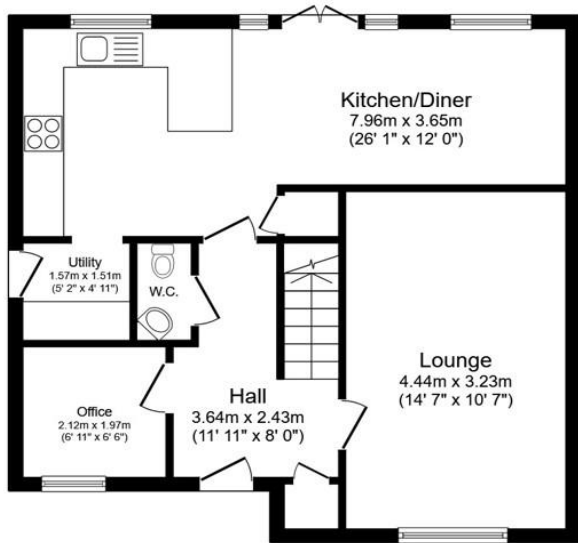
## External Rear (Additional)



## Garage

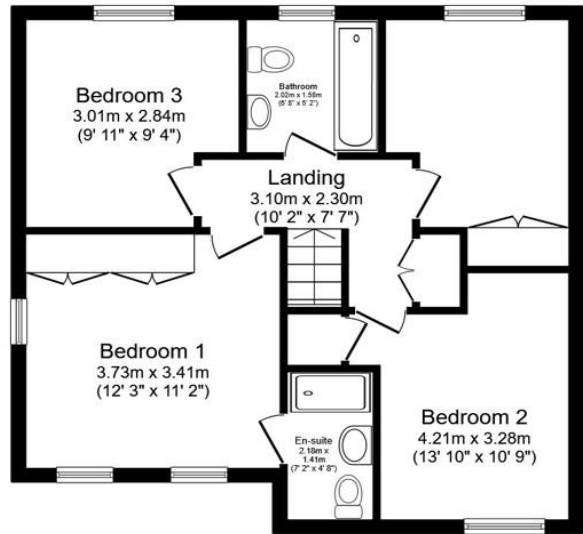
Double driveway leading to garage with up and over doors, power supply, lighting;





**Ground Floor**

Floor area 58.8 sq.m. (633 sq.ft.)



**First Floor**

Floor area 58.8 sq.m. (633 sq.ft.)

**Total floor area: 117.6 sq.m. (1,265 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>	92	92
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Swan Close, Hebburn, Tyne and Wear, NE31 2FL

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