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ST AIDANS WALK, THE MAPLES, HEBBURN, NE31

Offers Over £350,000

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NO ONWARD CHAIN - FANTASTIC FAMILY HOME - DESIRABLE SOUTH FACING PLOT

Stylish Four Bedroom, Modern Detached Family Home, Boasting Lounge, Open Plan Kitchen/Dining Room, Family Room, Family Bathroom plus Ensuite, Off Street Parking for Two Vehicles plus Garage & Relandscaped Rear Garden!

This superb modern detached family home is ideally positioned on the desirable and highly sought-after 'The Maples', located in Hebburn.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and useful understairs storage, along with access into the spacious living room positioned to the front of the property. The lounge is well presented throughout with a large bay window allowing plenty of natural light to flow through the space, creating a bright and comfortable setting.

To the rear, the property opens into an impressive dining room finished with stylish tiled flooring throughout and offering ample space for both dining and entertaining, with French doors and surrounding windows overlooking the rear garden. Leading from the dining room is a separate modern kitchen fitted with a range of gloss wall and base units alongside generous worktop space and tiled flooring. The kitchen incorporates integrated appliances including an oven, dishwasher, hob, extractor and fridge freezer, while a large window allows plenty of natural light into the room and overlooks the rear garden. Accessed from the dining room is a useful utility room, which in turn leads through to a convenient WC and provides internal access into the integral garage.

The first-floor landing gives access to four well-proportioned bedrooms and the family bathroom. The main bedroom benefits from fitted wardrobes and a modern en-suite shower room featuring tiled walls, a walk-in shower, a wash hand basin and WC. The remaining bedrooms are all served by the family bathroom, which includes tiled walls, a bath with a shower attachment, a wash hand basin, a WC and a heated towel rail.

Externally, the property occupies one of the most impressive plots within the Maples development, with a substantial enclosed rear garden that offers an excellent level of outdoor space rarely found on similar homes within the area. The garden is mainly laid to lawn with multiple paved patio seating areas, mature planting and fenced boundaries, making it ideal for entertaining and family use. To the front, there is a lawned garden, a private driveway providing off-street parking and access to the integral garage.



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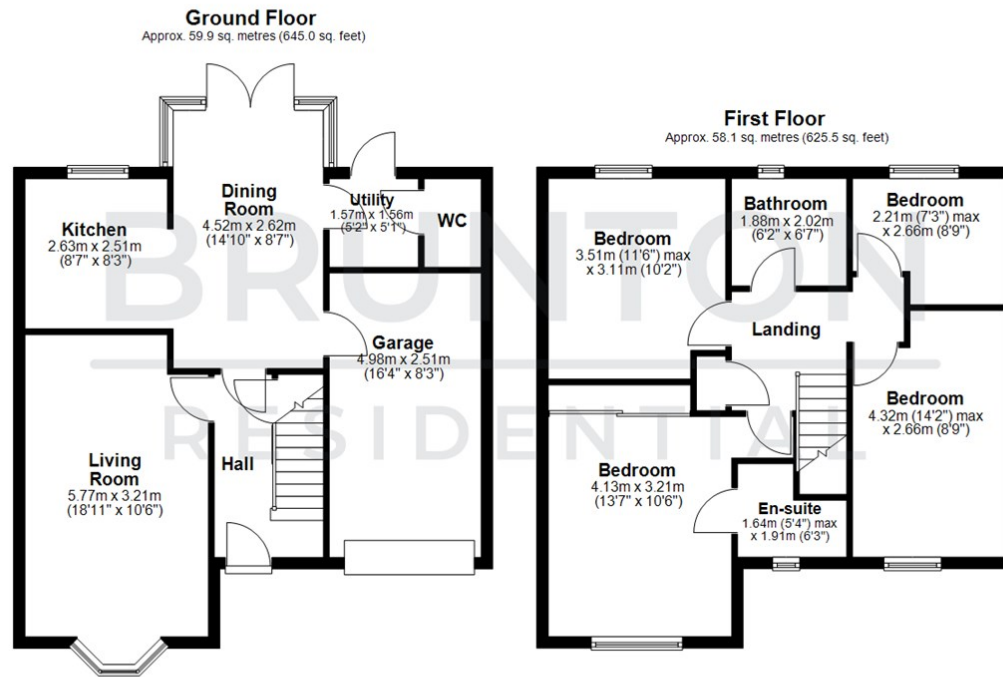
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TENURE : Freehold

LOCAL AUTHORITY : South Tyneside CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 118.0 sq. metres (1270.6 sq. feet)

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			88
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	