



## 4 bed semi-detached bungalow to buy in NE31

Acacia Grove, Hebburn, Tyne and Wear, NE31 2QB

**£265,000**

 x4  x2  x1

Tenure

**Freehold**

## Property features

- ✓ FOUR BEDROOM BUNGALOW
- ✓ NEWLY RENOVATED
- ✓ THREE DOUBLE BEDROOMS
- ✓ TWO BATHROOMS
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcome to the market this Four Bedroom Semi-Detached Bungalow located on the popular Acacia Grove, Hebburn.

Situated in a quiet sought after residential area and having recently undergone a full and extensive refurbishment, this property has been artfully redesigned to create a fabulous four bedroom family home.

The ground floor footprint has been reconfigured to create a large, modern kitchen diner with a range of base, wall and full height units, providing plentiful cupboard space and work surfaces, multiple integrated appliances and recessed lighting, which generates a cool and contemporary kitchen where cooking the evening meal becomes a pleasure and family can relax and spend quality time together. The stylish lounge is bright and spacious, tastefully decorated in muted tones and the picture window offers a calming view of the pedestrianised green belt to the front of the property.

Retaining the original bungalow vibe, first floor living is maintained via the main bedroom, downstairs Bathroom and invaluable Utility room, whilst developing the loft space to offer three further bedrooms and additional bathroom, thus creating a family home to be proud of, contemporary and functional with a cozy and intimate ambience.

Ideally located for an array of schools, walking distance to local amenities, including the Mountbatten Shopping Centre Hebburn, moreover excellent local transport links and Metro links from Hebburn or Pelaw direct to Newcastle and Sunderland City Centre likewise South Shields. Road links to A1, A19 to the South and the Tyne Tunnel to much of the North East.

Briefly comprises; Porch, Hallway, Lounge, Kitchen/Diner, Bedroom One, Utility, Family Bathroom (Ground Floor), First Floor Landing, Bedroom Two, Bedroom Three, Bedroom Four & Family Bathroom (Second Floor). Externally to the front is a private enclosed Garden with access to the rear of the property, where there is a further enclosed Garden with lawn, stone Driveway and gated access to the rear lane & Garage.

Properties in this location are extremely popular and an early viewing is highly recommended.

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

Council Tax Band: B

Tenure: Freehold

Price: £265,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## External Front

Private enclosed Garden with lawn, pathway leading to Porch and gated access to the rear Garden;

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### Porch

1.57m x 1.55m (5'1" x 5'1")

UPVC part glazed door leading to Entrance, double glazed window to side aspect, laminate flooring;



### Hallway

6.33m x 1.53m (20'9" x 5'0")

UPVC part glazed door leading to Hallway, gas central heating radiator, stairs to first floor, built in storage;



### Lounge

3.82m x 3.95m (12'6" x 12'11")

Double glazed windows to front and side aspect, gas central heating radiator;



### Lounge (Additional)



### Kitchen/Diner

5.47m x 3.92m (17'11" x 12'10")

A range of wall and base units with contrasting work surfaces, breakfast bar, ceramic sink with mixer tap over, electric induction hob with extractor over, integrated electric oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, tiled splashbacks, recess lighting, double glazed windows to rear aspect, UPVC part glazed door to Garden, built in storage, gas central heating radiator;



## Kitchen/Diner (Additional)



## Kitchen/Diner (Additional)



## Bedroom One

4.03m x 3.10m (13'2" x 10'2")



## Bedroom One (Additional)



## Utility

2.12m x 1.63m (6'11" x 5'4")

Wall and base units with contrasting work surfaces, plumbing for washing machine, space for tumble dryer, recess lighting;



## Family Bathroom (Ground Floor)

3.10m x 1.92m (10'2" x 6'3")

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



## First Floor Landing

4.02m x 0.88m (13'2" x 2'10")

Recess lighting;



## Bedroom Two

3.90m x 3.56m (12'9" x 11'8")

Double glazed velux windows to rear aspect, gas central heating radiator, built in storage with combi boiler;



## Bedroom Two (Additional)



## Bedroom Three

3.93m x 2.40m (12'10" x 7'10")

Double glazed velux window to front aspect, gas central heating radiator;



## Bedroom Three (Additional)



## Bedroom Four

2.39m x 2.97m (7'10" x 9'8")

Double glazed velux window to front aspect, gas central heating radiator;



## Family Bathroom (First Floor)

3.92m x 2.41m (12'10" x 7'10")

A four piece suite consisting of bath, shower cubicle with mains shower over, combination vanity wash hand basin & W/C with enclosed cistern, part tiled walls, recess lighting, gas central heating radiator, LVT flooring, double glazed velux window to rear aspect;



## External Rear

Private enclosed Garden with lawn, stone driveway with paved pathway leading to double gated access to the rear lane & Garage;

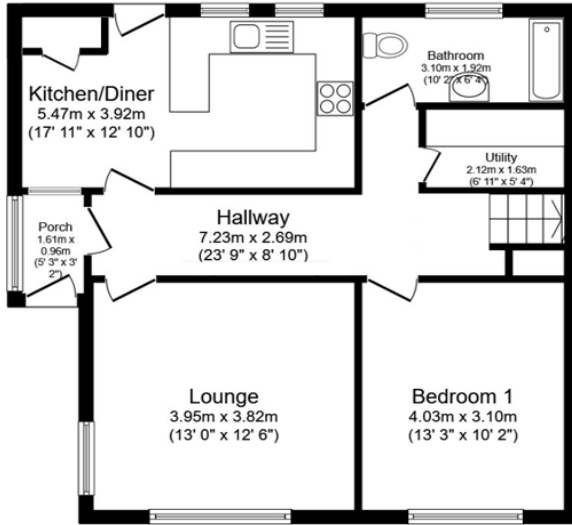


## External Rear (Additional)

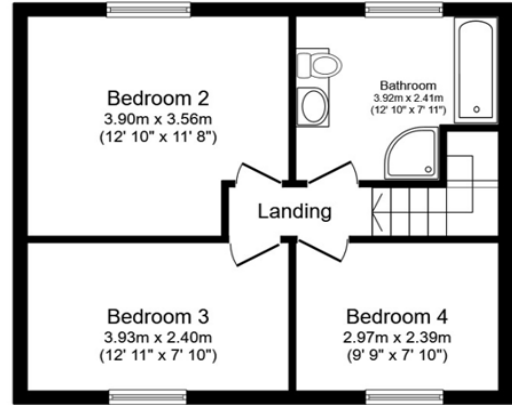


## External Rear (Additional)





**Ground Floor**  
 Floor area 63.2 sq.m. (680 sq.ft.)



**First Floor**  
 Floor area 43.6 sq.m. (470 sq.ft.)

**Total floor area: 106.8 sq.m. (1,150 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>		86
(69-80) <b>C</b>	72	
(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

Acacia Grove, Hebburn, Tyne and Wear, NE31 2QB

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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