



### 3 bed semi-detached house to buy in NE16

Sunnyside, Sunnyside, Newcastle upon Tyne, Tyne and Wear, NE16 5LF

**£450,000** Offers over

 x 3  x 3  x 2

Tenure

**Freehold**

### Property features

- ✓ Freehold
- ✓ Semi Detached house
- ✓ Extended
- ✓ Driveway and Detached garage
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

This 3 bedroom semi detached property, located in Streetgate, Sunnyside. Sits within generous grounds and is accessed via a private road, offering both privacy and an impressive approach. Properties within Shepton Cottages rarely come to market, making this a truly unique opportunity not to be missed.

This exceptional three bedroom Edwardian family home, has been thoughtfully renovated and extended by the current owners, beautifully blending modern living with an abundance of charming period features.

To the front, a substantial paved driveway wraps around the side of the property, providing ample off-road parking for several vehicles. A well-kept lawned garden, bordered by mature shrubs and established planting, adds further charm and kerb appeal.

The interiors of this home are tastefully designed with a blend of comfort and modern aesthetics, making every corner inviting.

The property features reception room, promising ample space for comfortable living and entertaining. The kitchen space is functional and modern, ready and waiting for those cosy family meals and baking adventures. A particular highlight of the kitchen/diner is the centrally positioned exposed stonework, seamlessly combining contemporary styling with a striking original character feature.

Both the kitchen and entrance hallway further benefit from the comfort and luxury of underfloor heating.

Completed with a family bathroom, ensuite and a downstairs toilet for convenience and ease, this home caters to all your family needs.

To the first floor, there are three generously proportioned double bedrooms, along with the family bathroom.

Each bedroom offers excellent space, with the principal bedroom being particularly impressive and benefiting from a stylish ensuite comprising a shower cubicle, wash hand basin, and low-level WC.

The beautifully appointed family bathroom is finished in soothing, neutral tones, creating a peaceful retreat. A large Velux window allows in plenty of natural light, further enhancing the tranquil atmosphere. The suite includes a fitted bath with flexible shower attachment, wash hand basin, and low-level WC, while built-in cupboards and shelving provide excellent storage solutions.

To the rear, the beautifully maintained garden enjoys a secluded feel, enclosed by mature trees and shrubs, and features a lawn with attractive planted borders. The driveway continues through to the rear, creating an extensive paved area ideal for outdoor seating and al fresco dining, with double doors opening directly into the kitchen/diner for effortless indoor-outdoor living. A detached garage provides additional storage space and is perfectly suited for housing outdoor equipment or a vehicle.

Offering a blend of style, spaciousness and prime location, offering a community atmosphere alongside easy access to the city's amenities, and promises an excellent opportunity for those seeking a home in a delightful setting.

Further details and viewing arrangements are available upon request.

Council Tax Band: E

Tenure: Freehold

Price: Offers over £450,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Porch

1.80m x 1.07m (5'10" x 3'6")



## Lounge

4.19m x 4.83m (13'8" x 15'10")



## Kitchen Diner

7.29m x 3.05m (23'11" x 10'0")



## Kitchen



## Diner



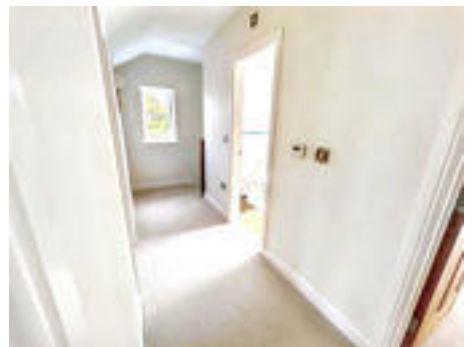
## Cloakroom W/C



## Utility room

## Hall

## Landing



## Bedroom two

3.54m x 3.21m (11'7" x 10'6")

## Bathroom

1.74m x 3.54m (5'8" x 11'7")

## Bedroom three

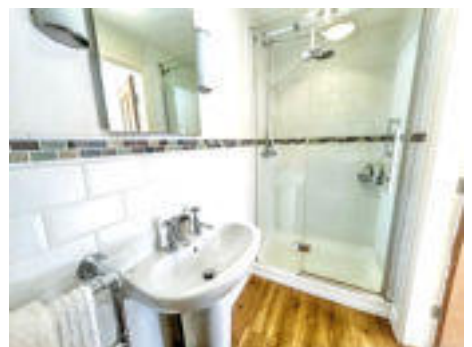
3.58m x 2.97m (11'8" x 9'8")

## Master bedroom

4.35m x 3.58m (14'3" x 11'8")

## En-suite

2.51m x 1.01m (8'2" x 3'3")



**Garage**

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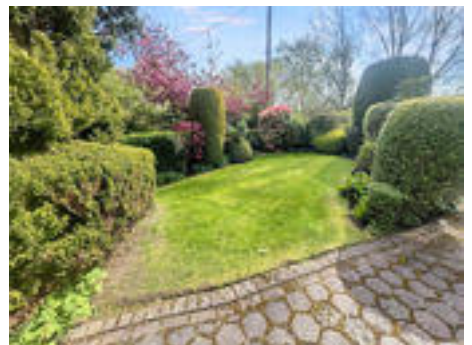
**Rear garden**

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**Driveway**



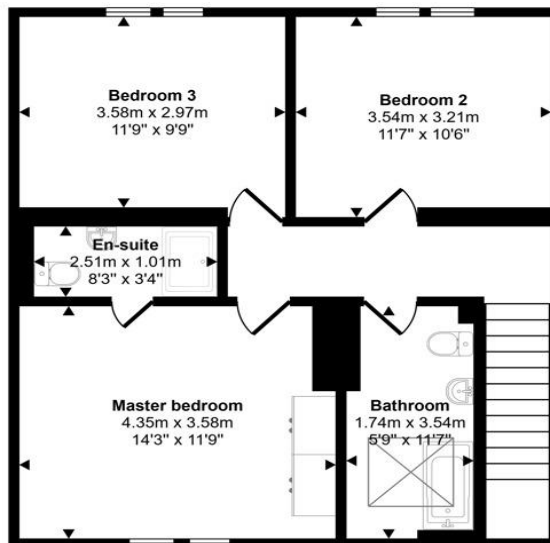
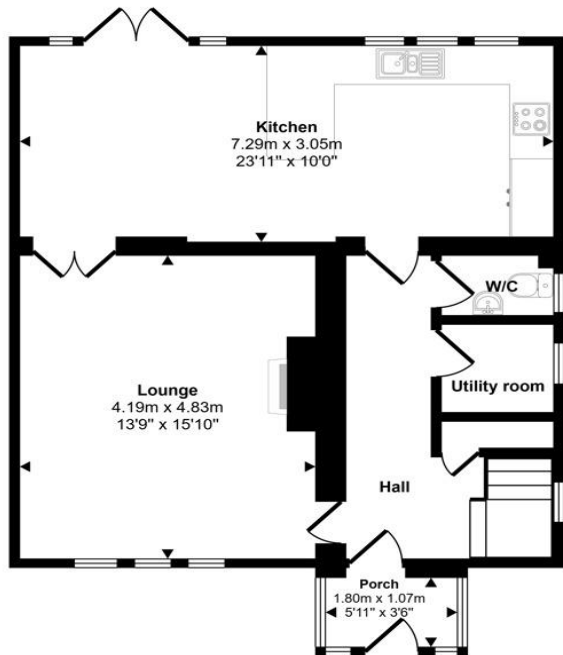
**Side garden**



**Front garden**



Approx Gross Internal Area  
121 sq m / 1298 sq ft



First Floor  
Approx 59 sq m / 640 sq ft

Ground Floor  
Approx 61 sq m / 658 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            | 82        |
| (69-80) <b>C</b>                                   |  | 74                         |           |
| (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<br>2002/91/EC |           |

Sunniside, Sunniside, Newcastle upon Tyne, Tyne and Wear, NE16 5LF

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