



- Large Plot
- Garage
- Master Bedroom With En-Suite
- Bamboo flooring

48 Elm Crescent, DH3 1GH

Offers Over £310,000

Opportunity not to be missed to purchase this immaculate presented four bedroomed detached property situated on largest plot with bi folding doors opening up to south facing garden built approx. 10 years ago. Viewing highly recommended Freehold Council Tax d £2213.36

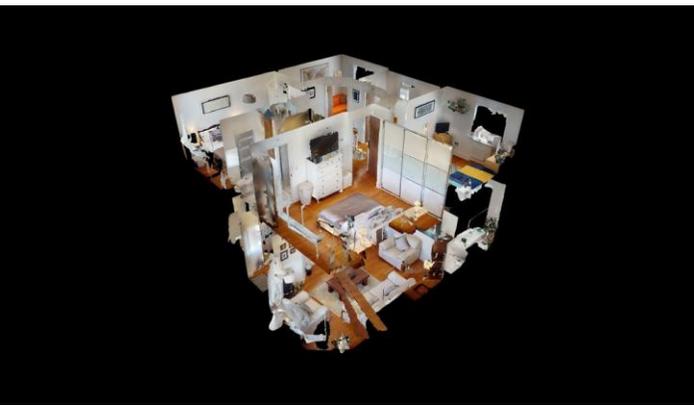


## Property Description

We are pleased to market this show home style property which was built ten years ago. One of the largest plots on the estate, benefiting from a south facing garden which captures the sun all day long, and into the evening. Back garden with double patios. This beautifully presented four bed roomed detached family home really has the WOW factor and potential applicants will not be disappointed at the high standard of quality fixtures and fittings. The property has stunning solid bamboo flooring throughout both floors, giving the house a warm and homely feel. The large sitting room is located to the front of the property overlooking front garden and has a bay window. At the rear you will find a large open plan Kitchen/Diner with high spec white high gloss units as well as built-in appliances dish washer, washing machine, fridge freezer microwave, radiator. and bi-folding doors in the dining area which open out to the large garden. There is storage space in the downstairs cloakroom and a cupboard in the second bedroom. On the first floor there are four bedrooms with the Master benefiting from en-suite and built-in wardrobes. The property also has an integrated garage with electrics. Located in a very desirable and sought-after residential area, close to a variety of shops and excellent transport links. Viewing is a must to fully appreciate this stunning home.

**Council tax D £2213.36 freehold.**





#### **HALLWAY**

4'6 x 14'8 Bamboo flooring, built-in cupboard, smoke alarm, alarm unit, radiator, neutral painted skimmed walls, walnut door

#### **DOWNSTAIRS CLOAKROOM**

upvc window with blind, toilet, radiator, tiled walls, tiled floor, sink, walnut door with silver handle

#### **SITTING ROOM**

11'3 x 17'4 Located at the front of the property, good size room with bay window with blinds bright and airy room, bamboo flooring, radiator, skimmed painted neutral walls, walnut door with silver handle.



#### **KITCHEN/DINER**

kitchen area 17'7 x 10'6 dining area 12'6 x 8'5 Bright Spacious Kitchen/Dining room which is a good size ideal for those family occasion.

Kitchen area is fitted with high quality high gloss units with silver trimmings, 1 1/2 silver sink unit, upvc window with blinds, neutral skimmed painted walls, tiled flooring, built-in appliances, dish washer, washing machine, fridge freezer microwave, radiator.

Dining area neutral skimmed painted walls, the current owners have a six table dining and chairs which over looking the beautifully rear garden with bio folding doors with blinds, radiator.



#### **MASTER BEDROOM**

11'10 x 14'6 located to the front of the property, bamboo flooring, built-in wardrobe, radiator, upvc window with blind, walnut door with silver handle leading to en-suite, neutral painted skimmed walls.

#### **EN-SUITE**

6'0 x 8'3 part tiled walls, tiled floor, white toilet and sink with silver trims, silver heated towel rail, built-in walk in shower

with glass folding screen

### BEDROOM 2

11'6 x 9'5 located to the front of the property, neutral skimmed painted walls, Upvc window with blind, walnut door with silver handle, built-in cupboard with walnut door and silver handle, bamboo flooring

### BEDROOM 3

8'9 x 13'4 located at the rear, bamboo flooring, Upvc window with blind, radiator, walnut door with silver handle, neutral painted skimmed walls

### BEDROOM 4

8'9 x 10'8 located to the rear, neutral skimmed painted walls, radiator, Upvc window with blind, bamboo flooring

### BATHROOM

8' 3" x 5' 7" (2.51m x 1.7m) Family bathroom fully tiled walls and floor, white suite with mahogany finish, toilet, sink and shower over bath with glass shower screen, silver trimmings, Upvc window, radiator

### REAR GARDEN

Fully enclosed, side access, laid mainly to lawn with flower and shrubs. Paved area housing table and chairs, located at the top part of the garden you will also find another patio area housing settees table and chairs ideal for the summer evenings

### FRONT GARDEN

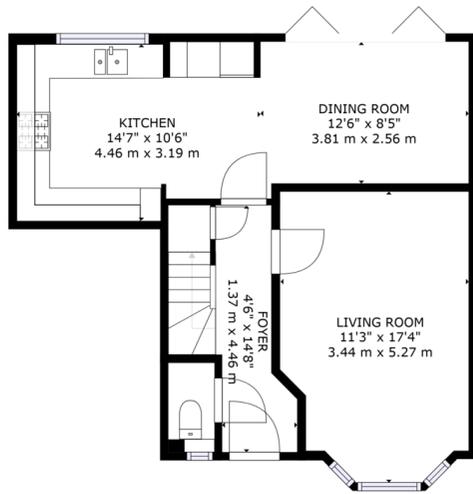
Laid to lawn driveway to garage, path leading to front door, outside lighting

### GARAGE

Up and over door with electrics

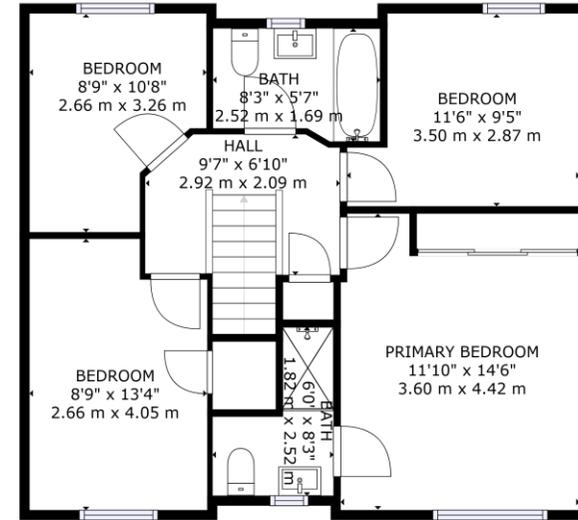
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GROSS INTERNAL AREA  
 FLOOR 1: 546 sq. ft. 51 m<sup>2</sup>; FLOOR 2: 650 sq. ft. 60 m<sup>2</sup>  
 TOTAL: 1196 sq. ft. 111 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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FLOOR 2



9-11 Dean Road, South Shields,  
 Tyne And Wear, NE33 3PS

[www.brownslettingagency.co.uk](http://www.brownslettingagency.co.uk)  
 0191 455 9617  
[sales@brownsstateagents.co.uk](mailto:sales@brownsstateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.