



To buy

## 5 bed detached house to buy in

Swift Grove, Hebburn, Tyne and Wear,  
NE31 1FA

# £450,000

🛏 x 5 🚿 x 4 🚻 x 2

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ Five Bedrooms
- ✓ Four Bathrooms and WC
- ✓ Modernised Throughout
- ✓ Beautifully Decorated
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B

## Description

Rare Opportunity – Stunning 5 Bedroom Detached Home in Swift Grove, Hebburn

Pattinson Estate Agents are delighted to offer for sale this exceptional five-bedroom detached family home, perfectly positioned in the highly sought-after cul-de-sac of Swift Grove, Hebburn. This impressive property offers an abundance of living space, finished to a high standard throughout, making it ideal for families looking for their forever home.

The ground floor features a welcoming and spacious entrance hall leading to a bright and airy lounge and a stunning open-plan kitchen and dining area – perfect for entertaining and modern family living. A large air conditioned cinema room provides a luxurious additional reception space, while a convenient downstairs WC completes the ground floor. Additionally the entire ground floor benefits from underfloor heating.

Upstairs boasts five generously sized bedrooms, three of which benefit from stylish en suites, as well as a beautifully presented family bathroom.

Externally, the home enjoys a large, private rear garden with a patio area ideal for outdoor dining and relaxation. To the front, there is a double driveway providing ample off-street parking alongside a neatly maintained front garden.

Homes of this calibre in such a prestigious location rarely come to the market – early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Council Tax Band: D

Tenure: Freehold

Price: Offers in the region of £450,000

Property Type: Detached House

Parking: Double Garage, Driveway

## External Front



## Entrance Hall

*4.25m x 1.89m (13'11" x 6'2")*

The entrance hall of this well presented five bedroom detached property provides access to the lounge, kitchen diner, and cinema room. A carpeted staircase also provides access to the first floor accommodation.



## Lounge

*5.01m x 3.37m (16'5" x 11'0")*

The lounge is positioned to the front of the property. A double glazed bay window looks to the front. A door also provides access to the kitchen diner. The room also benefits from carpet underfoot.



## Kitchen

*8.90m x 2.95m (29'2" x 9'8")*

The modern kitchen benefits from a range of white wall and base units with complimentary wooden work-surfaces over-top. An inset sink with mixer tap sits below a double glazed window to the exterior garden. Built in appliances include an oven, grill, gas hob, extractor hood, and fridge freezer. A door also provides access to the utility room.



## Dining Area

*8.90m x 2.95m (29'2" x 9'8")*

The dining area features room for a large dining table and chairs. A radiator also sits beside two double glazed UPVC doors which provides access to the rear garden.



## Cinema room

5.40m x 4.20m (17'8" x 13'9")

A large converted cinema room provides a luxurious additional reception space.



## Utility Room

1.93m x 1.64m (6'3" x 5'4")

The utility room includes space for a washer and dryer. There is also additional cupboard space. A door provides access to the exterior garden and another door to the downstairs W.C.



## Downstairs W.C.

1.64m x 0.92m (5'4" x 3'0")

The downstairs W.C. comprises a two piece suite including a wash hand basin and low level W.C.



## First Floor Landing

4.51m x 1.95m (14'9" x 6'4")

The first floor landing provides access to all five bedrooms and the family bathroom.



## Bedroom One

5.21m x 2.80m (17'1" x 9'2")

The master bedroom is situated to the front of the property. A double glazed window looks to the front and a radiator sits beneath. A door provides access to the en-suite. The room also benefits from carpet underfoot.



## En-Suite One

2.01m x 1.86m (6'7" x 6'1")

The en-suite to the master bedroom comprises a three piece suite including a walk in shower, wash hand basin, and low level W.C. A double glazed window also looks to the rear garden.



## Bedroom Two

3.65m x 3.46m (11'11" x 11'4")

The second bedroom is also positioned to the front of the property. A double glazed window looks to the front and a radiator sits beneath. The room also benefits from carpet underfoot.



## En-Suite Two

2.04m x 1.76m (6'8" x 5'9")

The second en-suite also comprises a three piece suite including a walk in shower, wash hand basin, and low level W.C.



## Bedroom Three

3.17m x 3.05m (10'4" x 10'0")

The third bedroom is positioned at the rear of the property. A double glazed window looks to the rear and a radiator sits beneath. The room also benefits from carpet underfoot.



## En-Suite Three

2.36m x 1.22m (7'8" x 4'0")

The third en-suite also comprises a three piece suite including a walk in shower, wash hand basin, and low level W.C.



## Bedroom Four

3.29m x 2.00m (10'9" x 6'6")

The fourth bedroom is also situated to the rear of the property. A double glazed window looks to the rear and a radiator sits beneath. The room also benefits from carpet underfoot.



## Bedroom Five

3.17m x 2.21m (10'4" x 7'3")

The fifth bedroom is positioned to the front of the property. A double glazed window looks to the front and a radiator sits beneath. The room also benefits from carpet underfoot.



## Bathroom

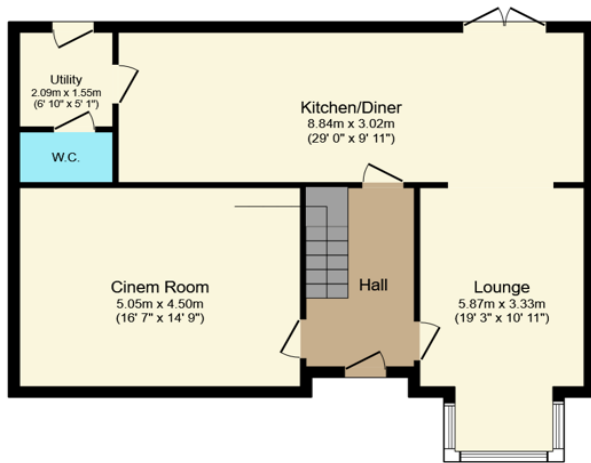
2.08m x 2.00m (6'9" x 6'6")

The family bathroom comprises a three piece suite including a panelled bath, wash hand basin, and low level W.C.

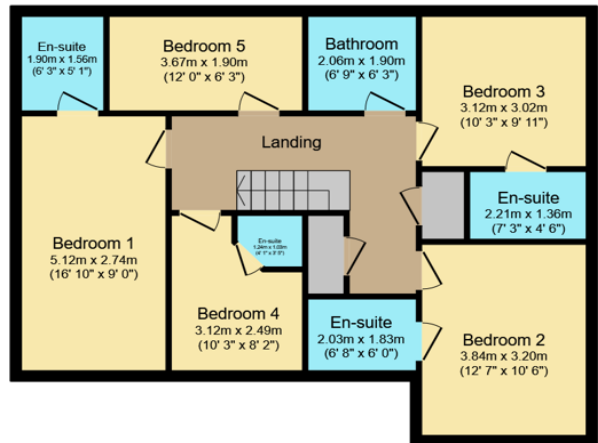


## Exterior Garden





Ground Floor



First Floor

Total floor area: 172.1 sq.m. (1,852 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
(81-91) <b>B</b>	84	
(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	

Swift Grove, Hebburn, Tyne and Wear, NE31 1FA

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