



Mitford Road South Shields NE34 0EQ

Occupying an imposing plot within a much sought-after area, this exceptional detached home offers beautifully presented and thoughtfully designed accommodation, perfectly suited to modern family living.

At the heart of the property is the impressive bespoke open-plan kitchen, dining and living area, featuring contemporary white units, contrasting concrete-effect work surfaces, a breakfast bar with feature lighting and a comprehensive range of integrated appliances. This superb social space flows seamlessly into the sunroom, where bi-fold doors open directly onto the enclosed west-facing garden and uninterrupted treetop views create a wonderfully peaceful outlook.

A separate living room provides an elegant place to relax, complete with a wall-mounted electric fire and bi-fold doors connecting it to the open-plan living space. Further highlights include three well-proportioned bedrooms, a beautifully appointed shower room, a practical utility room with garden and garage access, and ample off-street parking for multiple vehicles.

Externally, the sunny west-facing garden has been attractively arranged with two patio areas, raised planters and decorative pebbled borders, creating an inviting setting for outdoor dining, entertaining and relaxation. Combining contemporary interiors, versatile living spaces, a garage and a highly desirable position, this impressive home must be viewed to be fully appreciated.

Asking price £395,000

46 Mitford Road

South Shields NE34 0EQ



- UPGRADED DETACHED RESIDENCE IN MUCH SOUGHT AFTER AREA
- SUN ROOM WITH SAKY LIGHT WINDOWS AND TRANQUIL OUTLOOK
- THREE GOOD SIZE BEDROOMS AND MODER SHOWER ROOM
- OPEN PLAN KITCHEN LIVING AND SUN ROOM
- WEST FACING GARDEN WITH RAISED PLANTERS AND TWO SEATING AREAS
- PARTIALLY BOARDED LOFT FOR STORAGE
- SEPARATE LOUNGE WITH BIFOLD DOORS
- INTEGRAL GARAGE WITH ELECTRIC ROLLER SHUTTER DOOR
- MUST SEEN HOME IN POPULAR AREA

Entrance Porch

Entrance Porch: A welcoming entrance porch, neutrally decorated and finished with stylish tiled flooring. A contemporary composite entrance door provides an attractive approach to the home.

Hallway

A welcoming and beautifully presented entrance porch, providing an elegant introduction to the home. Neutrally decorated to create a bright and timeless feel

Living Room

A beautifully presented, light-filled living room offering a stylish and inviting space in which to relax. Contemporary grey wood-effect flooring complements the neutral décor, while a sleek wall-mounted electric fire creates an attractive focal point. Bi-fold doors open seamlessly into the kitchen and dining area, enhancing the sense of space and providing a flexible, open-plan layout that is perfectly suited to modern family living and entertaining.

Kitchen/Dining

An impressive, west-facing open-plan kitchen, dining and living space, thoughtfully designed for both everyday family life and entertaining. The contemporary kitchen is fitted with a stylish range of modern white units, complemented by contrasting concrete-effect work surfaces and a striking mirrored splashback.

A generous breakfast bar provides relaxed seating and is enhanced by bespoke feature lighting overhead. Integrated appliances include a fridge, fan-assisted oven and microwave, alongside a five-ring gas hob—offering an excellent combination of style and practicality.

The room provides ample space for a full-sized dining table and additional seating, with a sleek flat-panel radiator completing the contemporary finish. Flowing seamlessly into the sunroom, this superb west-facing space enjoys an abundance of natural light and creates an exceptional social heart to the home.

Sun Room

A delightful addition to the open-plan kitchen and living area, this beautifully positioned sunroom creates a peaceful and relaxing space from which to enjoy the surroundings. Bi-fold doors open seamlessly onto the west-facing garden, inviting an abundance of natural light into the home and creating an effortless connection between the indoor and outdoor living spaces. Uninterrupted views across the surrounding treetops provide a wonderfully tranquil backdrop, making this the perfect setting in which to unwind or enjoy the evening sun.

Utility

Utility Room: A well-appointed and highly practical utility room, conveniently accessed from the kitchen and benefiting from a separate entrance from the garden. The space is fitted with a range of useful storage units and provides plumbing for a washing machine, helping to keep everyday household tasks neatly separated from the main living accommodation. Direct access to the garage further enhances the room's functionality and makes it ideally suited to busy family life.

First Floor

Bedroom

A beautifully presented double bedroom featuring elegant part-panelled walls, which add character and a refined finish to the space. Its wonderful outlook provides the perfect setting from which to enjoy the morning light and watch the sun rise, creating a calm and uplifting start to the day.

Bedroom

A beautifully presented double bedroom enjoying a sunny west-facing aspect, allowing the room to benefit from an abundance of natural light and the warmth of the afternoon and evening sun. The tasteful décor is complemented by an elegant partially panelled feature wall, adding depth and character to the space, while fitted window blinds provide a stylish and practical finishing touch.

Bedroom

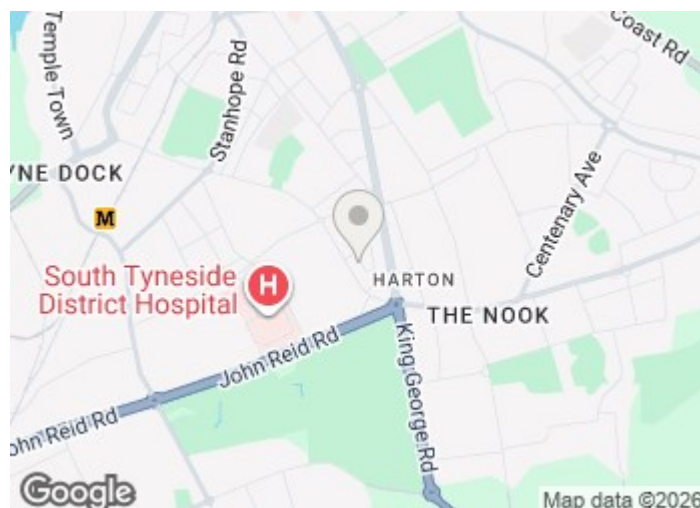
A bright and beautifully presented front-facing bedroom, enjoying a pleasant outlook and an abundance of natural light. Fitted window blinds provide both privacy and a smart, contemporary finishing touch, while the versatile proportions make the room ideal as a comfortable bedroom, nursery or stylish home office.

Shower Room

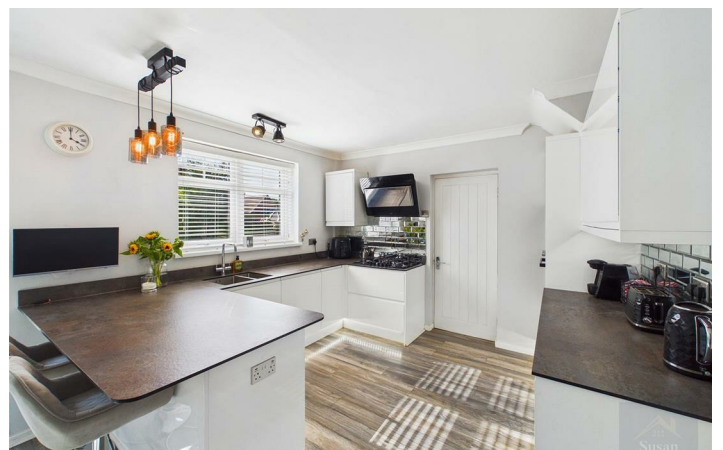
A beautifully appointed shower room, finished to a high standard with a bespoke vanity unit incorporating a wash hand basin, WC and thoughtfully designed storage. The impressive walk-in shower features a luxurious mains-fed waterfall shower, while a dual-fuel heated towel rail provides both comfort and practicality, completing this stylish and contemporary space.

External

Occupying an impressive plot, this detached home enjoys a commanding position with ample off-street parking for multiple vehicles. To the rear lies a beautifully arranged, fully enclosed west-facing garden, designed to offer both relaxation and ease of maintenance. Two patio areas provide excellent spaces for outdoor dining and entertaining, while raised planters and decorative pebbled borders add character and interest. Further practical features include an outside water tap and gated side



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

