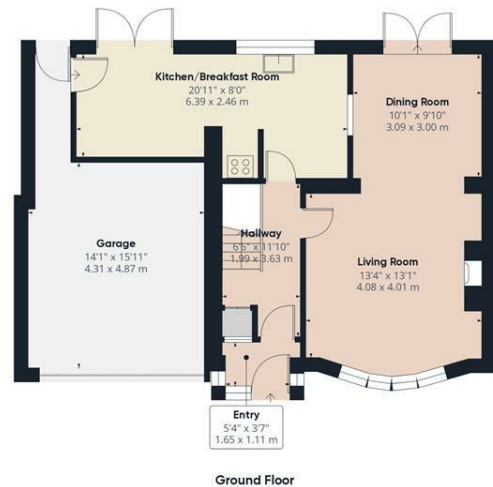
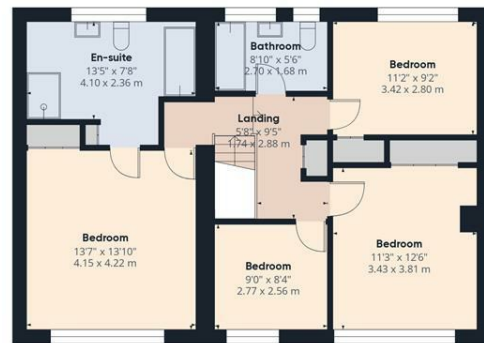




Woodburn Drive, Whitley Lodge



Ground Floor



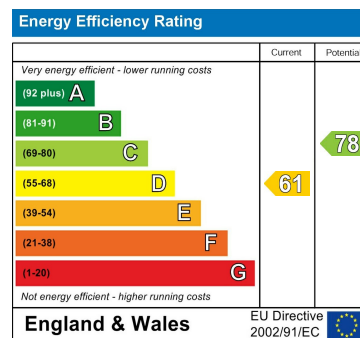
Floor 1

Approximate total area⁽¹⁾
1608.35 ft²
149.42 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £425,000

Description

WELL PROPORTIONED FOUR BEDROOM FAMILY HOME WITH SOUTH FACING GARDEN, SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN WHITLEY LODGE

Brannen & Partners are delighted to bring to the market this extended and spacious four bedroom property, conveniently located close to amenities, excellent schooling and a short walk to the seafront in Whitley Bay.

Briefly comprising: Entrance porch to the hallway giving access to all rooms. The open plan lounge/diner offers a generous amount of space, with a large window to the front and double doors opening out to a patio area within the rear garden. There is an attractive fireplace housing an open fire and a small opening to the kitchen. The extended kitchen/breakfast room has a good range of fitted wall and base units, with space for appliances and double doors opening out to the rear garden. A door gives access to the garage where there are fitted units providing additional storage, plumbing for a washing machine and an electric roller style door.

To the first floor is a split landing leading to all four bedrooms, bathroom and loft access via a drop down ladder. The main bedroom is particularly generous in size, benefitting from fitted storage and boasts a large en-suite comprising a jet spa bath, separate shower, hand basin, W.C. and bidet. There are three further good sized bedrooms and family bathroom, which comprises a bath with shower attachment, hand basin and W.C.

Externally to the rear is a South facing garden laid mainly to lawn, with a patio area and raised planters. To the front is a block paved driveway for multiple cars and a garage with an electric roller style door.

Whitley Bay is a popular coastal town with highly regarded schools at all levels including catchment for Whitley Lodge First School, Valley Gardens Middle School and Whitley Bay High School. There are excellent transport links including the Metro as well as excellent road links in to Newcastle City centre. The property is within easy reach of the seafront and Whitley Bay centre with its array of many shops, cafes and restaurants.

Entrance Porch

Hallway

Living Room

13'4" x 13'5"

Dining Area

10'1" x 9'10"

Kitchen/Breakfast Room

20'11" x 8'0"

Bedroom One

13'10" x 13'7"

En-suite

13'5" x 7'8"

Bedroom Two

12'5" x 11'3"

Bedroom Three

11'2" x 9'2"

Bedroom Four

9'1" x 8'4"

Bathroom

8'10" x 5'6"

Rear Garden

Tenure

Freehold

