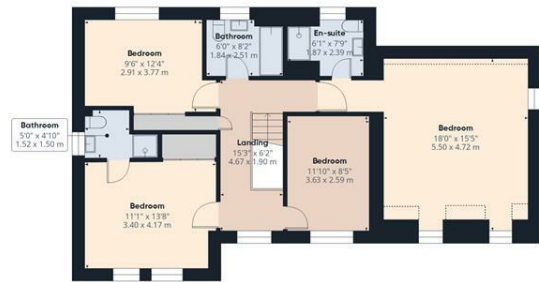




Saltwick Gardens, Whitley Bay



Ground Floor



Floor 1

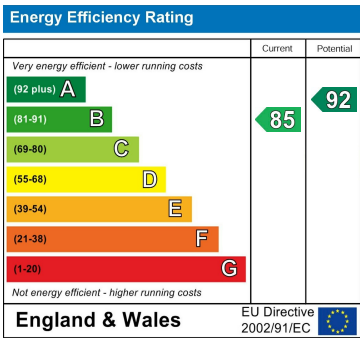
Approximate total area⁽¹⁾
2081 ft²
193.2 m²
Reduced headroom
21 ft²
1.9 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.



Offers Over £699,950

Description

SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL DEVELOPMENT IN WHITLEY BAY

We welcome to the market this immaculately presented four bedroom detached family home situated within this modern development in Whitley Bay. Boasting spacious accommodation, three reception rooms, three bathrooms, private mature rear garden, garage and driveway parking.

Briefly comprising: Entrance porch to a welcoming hallway leading to all ground floor rooms and stairs to the first floor. The generously proportioned living room has a bay window overlooking the front of the property, double doors open to the dining room giving the option of open plan living if required. From the dining room are a further set of doors to the sunroom, offering a wonderful space to enjoy views over the private garden. The kitchen/breakfast room boasts an extensive range of fitted wall and base units with granite worktops. Quality integrated appliances include a double oven, gas hob, extractor fan, dishwasher and fridge/freezer. French doors offer access out to the rear garden. A handy utility room provides additional storage, sink, plumbing for a washing machine, access to the garage as well as access out to the side of the property.

To the first floor is a bright and airy landing leading to all four double bedrooms and bathroom. The main bedroom is extremely generous in size, featuring quality fitted wardrobes and drawers providing plenty of storage. The recently refurbished en-suite is stylishly designed and comprises a walk in shower, hand basin and W.C. housed within a fitted vanity unit and a heated towel rail. All bedrooms benefit from quality fitted wardrobes, the second bedroom also boasts an en-suite shower room. The family bathroom comprises a bath, shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a well maintained private garden consisting of multiple paved patio areas, lawn, mature planting, raised planters which includes a herb garden with soft fruits. Due to its position the garden takes advantage of the sun for the majority of the day into early evening. There is side access to the front where there is a low maintenance garden, driveway parking and a garage with a remote electric door.

Whitley Bay is a popular coastal town with highly regarded schools at all levels. 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 sea front and Whitley Bay centre with its array of shops, cafes and restaurants.

Entrance Porch

Hallway

Living Room
16'1" x 12'9"

Dining Room
12'9" x 9'6"

Sun Room
12'1" x 11'2"

Kitchen/Breakfast Room
19'3" x 11'5"

Utility Room
6'9" x 6'4"

Office/Snug
9'8" x 8'3"

W.C.

Bedroom One
18'0" x 15'5"

En-suite
7'10" x 6'1"

Bedroom Two
13'8" x 11'1"

En-suite
4'11" x 4'11"

Bedroom Three
12'4" x 9'6"

Bedroom Four
11'10" x 8'5"

Bathroom
8'2" x 6'0"

Externally

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Tenure
Freehold

