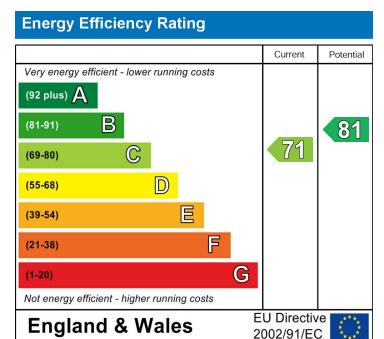




Well Ridge Close, Whitley Bay



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 £625,000

Description

** BEST AND FINAL OFFERS BY 11AM SATURDAY 7TH JUNE 2025 **

IMMACULATED PRESENTED SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME POSITIONED UPON THE SOUGHT AFTER DEVELOPMENT OF RED HOUSE FARM

Brannen & Partners are delighted to present a wonderful opportunity to acquire this four bedroom detached property, situated within the highly sought after estate of Red House Farm, Whitley Bay. Benefiting from four good sized bedrooms, two bathrooms & WC and two reception spaces, the fantastic location, room proportions and sizeable plot, makes for an exciting and rare opportunity which can only be appreciated by a visit.

Briefly comprising: Functional porch, leads into the ample entrance hallway. Recently redecorated, the hallway provides access to the downstairs WC, front reception room and kitchen, with stairs leading to the first floor and an integral storage cupboard. To the end of the hallway, the rear of the home opens up.

Beyond the connecting door, the contemporary Cavendish kitchen presents a large variety of high gloss two tone cabinetry, framed with quartz worktops. With an island layout, the kitchen incorporates a Tech Wall housing an integral triple oven, microwave, coffee machine and full sized fridge and separate freezer. Elsewhere the kitchen also houses a dishwasher, induction hob, floating extractor, washing machine and powerpoints, as well as access to the garage, study and external side access.

Creating a social space, an opening connects the kitchen to the substantial sun room, welcoming a vast amount of natural light. Spanning with width of the home, the sunroom presents a secondary reception space, versatile for a multitude of layouts and needs, whilst offering access to the study and garden via two sets of French doors. The study itself is tucked to the centre of the home, and presents the ideal opportunity for home working.

Finalising the ground floor, the initial reception room is positioned to the front of the home. Bright and inviting due to the bay window overlooking the front garden, the ample room is finished with a feature fireplace housing gas fire and connects to the study via double doors.

Upon the first floor, is a spacious landing leading to the four bedrooms and family bathroom. The principal bedroom is situated to the left of the landing, furnished with a dormer window and considerable fitted storage and wardrobes, complete with access to the en suite bathroom. Equipped with walk in rainfall shower, integral WC, heated towel rail and wall mounted wash basin with storage beneath, the stylish en suite has been thoughtfully designed.

Positioned to the east side of the home sit two further double bedrooms, with both presenting fitted wardrobes. Whilst the fourth and final bedroom is positioned to the front of the home, incorporating a dressing area and fitted storage, currently utilised as a nursery.

To the centre of the landing, the generous and newly refurbished family bathroom consists of a bath with rainfall shower overhead, wall mounted basin, integral W.C. and heated towel rail.

Externally to the rear, is a private garden with patio creating pathways down the side of the home, lawn, external powerpoints and secure fenced boundary. The garden has been sectioned to create an outdoor living area with Pergola, in addition to areas for external storage. Whilst to the front, the paved driveway can accommodate multiple cars and offers access to the garage, aside a small lawned garden.

Red House Farm is considered one of the most exclusive developments in Whitley Bay. This property is in close proximity of local supermarkets, amenities and notably within the catchment area for highly regarded local schools. Also nearby is Whitley Bay Golf Course and the Wagonways nature route, which connects to multiple parts of the estate.

Entrance Porch

2'9" x 5'4"

Hallway

13'0" x 6'3"

WC

4'1" x 6'4"

Living Room

14'11" x 12'8"

Study

11'3" x 9'8"

Kitchen

7'8" x 25'5"

Sunroom

8'9" x 33'1"

Landing

5'10" x 9'10"

Bedroom One

16'6" x 14'11"

En Suite

6'9" x 6'0"

Bedroom Two

15'2" x 8'7"

Bedroom Three

8'9" x 12'6"

Bedroom Four

10'6" x 7'4"

Bathroom

9'1" x 5'7"

Garage

16'2" x 14'10"

Front & Rear Gardens

Tenure

Freehold

