



**91 Queens Road, NE26 3AS**

**Offers Over £500,000**

Hive Estates welcomes to the market this stunning three bedroom semi-detached home on Queens Road, Whitley Bay. Built in the 1930's, this incredible home has been restored to create a modern space, perfect for family life. Encompassing three well sized bedrooms, two bright and open reception spaces, contemporary family bathroom and secluded west facing garden to the rear; this home epitomises modern coastal living.

Beyond the front door, the inviting entrance hallway theme.

commences with engineered hardwood Herringbone flooring and bright white décor, setting the scene for the home's minimal design. With access to the principal rooms of the ground floor and stairs to the first floor, a convenient seating area is tucked to the left providing integral shoe storage.

Located to the front of the property, is the warm and sizeable living room, with muted stone walls and plush carpets in a complimenting hue, truly the ideal space to relax. With the original ceiling cornices, ceiling rose, exposed brick chimney breast and large bay window, the period charm has really been retained. Finished with pops of colour to the furniture and feature log burner, the living space offers ultimate comfort.

Moving into the rear of the property, the space completely opens up to create a seamless kitchen and dining experience. Bursting with natural light, French doors open into the rear garden, bringing the outdoor feel into the space. Illuminated further with bright white décor and the continuation of the Herringbone flooring, the natural design flows freely. Initially the dining area accommodates a six seater table, creating the ideal family area. Progressing into the kitchen, the white high gloss cabinetry paired with wood worktops frames the space. Complete with integrated oven, hob, extractor hood, dishwasher and under counter fridge and freezer, this thoughtfully designed dining kitchen also benefits from a large under stair pantry and access to the utility room.

Once inside, the practical utility room continues the design of the kitchen offering further storage, whilst housing space for appliances and access to the garage, downstairs integral WC and garden.

Up to the first floor, the landing provides access to the family bathroom, as well as all three bedrooms. Featuring large marble tiling throughout against contrasting matte black fittings, the impressively large and bright master bathroom offers a luxury finish. Furnished with WC, curved free standing bath with corner taps, walk in rainfall shower with framed glass screen, vanity wash basin with storage beneath and heated towel rail, the space is illuminated by spotlighting whilst the underfloor heating is the perfect finishing touch.

Positioned to the rear of the home, the second bedroom is light and amply sized, benefitting from a large picture window. Alcoves to either side of the chimney breast present optimal storage opportunities, whilst the plush carpets create a warm and calm feel. Advancing to the front of the property, the principal bedroom is next. Naturally bright due to the minimal design and large bay window, the expansive bedroom amply accommodates a double bed and further furniture to the chimney breast recesses.

Concluding this charming family home, the third bedroom offers ultimate versatility. Situated to the front of the home, the space is currently utilised as a nursery but could easily double up as a home office or dressing area due to the neutral interior

Externally, to the rear, the property presents a private and secluded west facing garden, a real asset for a growing family's needs. Featuring a central lawned area and bordered with patio and a secure fenced boundary, the garden is perfect spot for an afternoon's sit. To the front, a convenient double driveway offers off street parking and access to the garage.

Amongst the various benefits of the accommodation, the location is noteworthy. Now one of the most desirable place to live in the North East, the stunning Whitley Bay coastline, is just a short walk away. Close to excellent local schools, transport links and amenities, this really is the perfect family home.

**Kitchen/Diner 13'2" x 21'1" (4.03 x 6.45)**

**Lounge 15'7" x 12'9" (4.75 x 3.90)**

**Utility 6'4" x 9'10" (1.94 x 3.00)**

**WC 4'1" x 5'10" (1.25 x 1.80)**

**Garage 14'11" x 9'10" (4.55 x 3.00)**

**Hall 18'8" x 8'0" (5.70 x 2.45)**

**Bedroom 1 14'10" x 13'9" (4.53 x 4.20)**

**Bedroom 2 14'5" x 13'9" (4.40 x 4.20)**

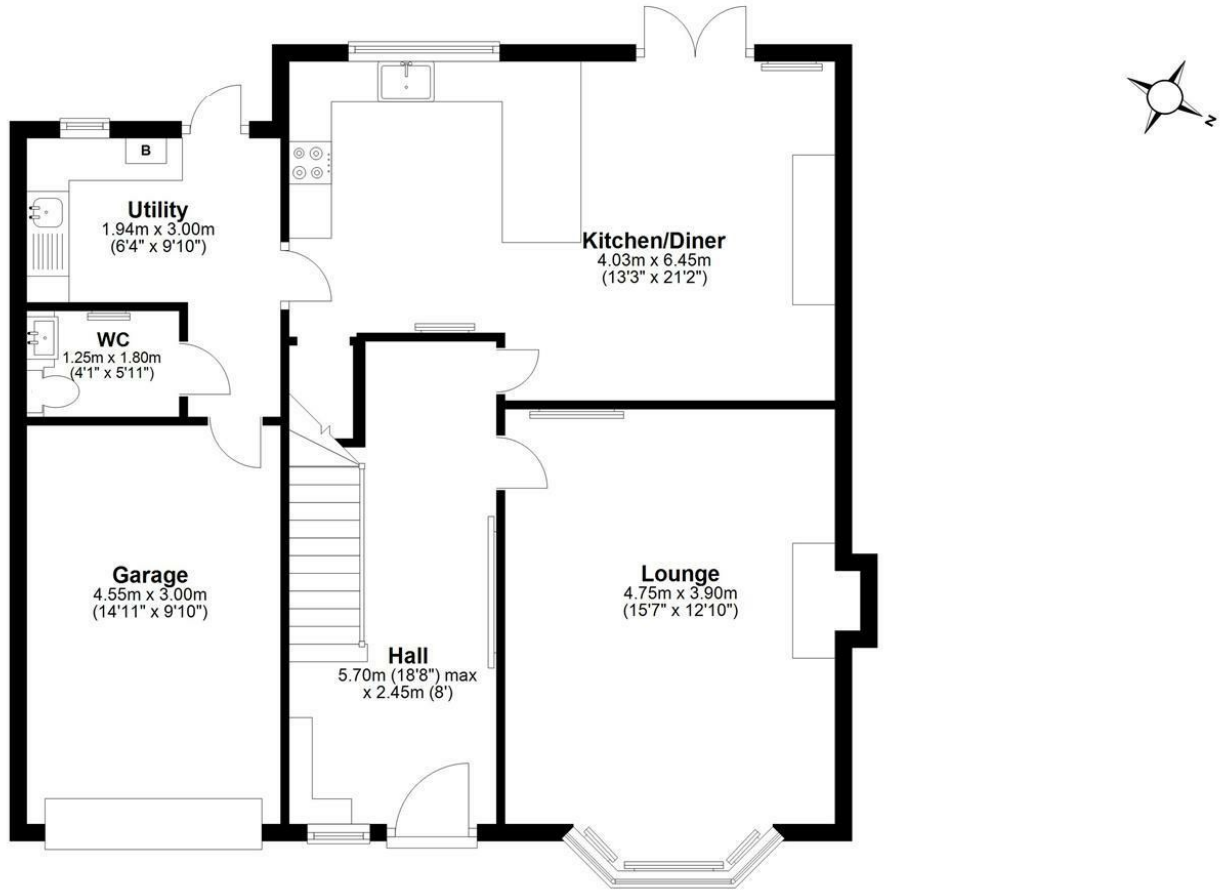
**Bedroom 3 10'4" x 7'6" (3.15 x 2.30)**

**Bathroom 8'6" x 7'6" (2.60 x 2.30)**

**Landing 10'1" x 7'6" (3.08 x 2.30)**

### Ground Floor

Approx. 81.3 sq. metres (875.6 sq. feet)

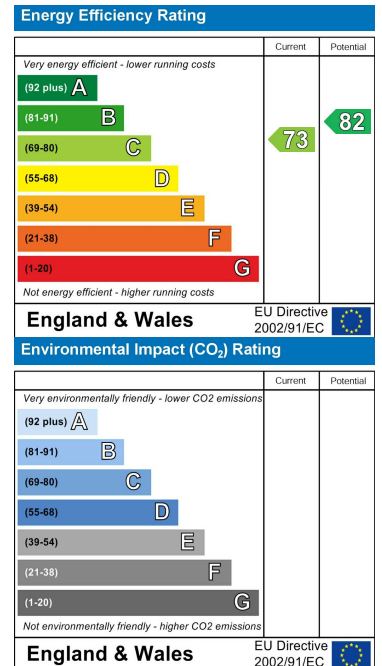


Total area: approx. 139.3 sq. metres (1499.0 sq. feet)

### Area Map



### Energy Efficiency Graph



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