



49-51 Brierdene Crescent

Whitley Bay





49-51
Brierdene Crescent, Whitley Bay, NE26 4AD

Situated in a delightful and popular, quiet residential area of Whitley Bay, this substantial six bedroom detached house is ideally located close to the seafront and is 5 minutes walk from the popular Whitley Bay Golf Course.

Providing a fabulous family home, the property has been well maintained and finished to a lovely standard throughout and occupies a mature garden plot, with a south facing mature rear garden with extensive patio, garden and decking areas. There is private access into the Brierdene "Site of Nature Conservation Importance" Nature Walk.

Brierdene Crescent is ideally located for access to the lovely Whitley Bay Beach and Links, the famous St. Mary's Lighthouse and nature reserve, as well as being close by Spanish City and Dome and the excellent shops, cafes and restaurants. There are good road links into Tynemouth, the vibrant North Shields Fish Quay, as well as excellent accessibility into Newcastle City Centre by car, bus and Metro.

Price Guide:
From £995,000

6 5 2 C









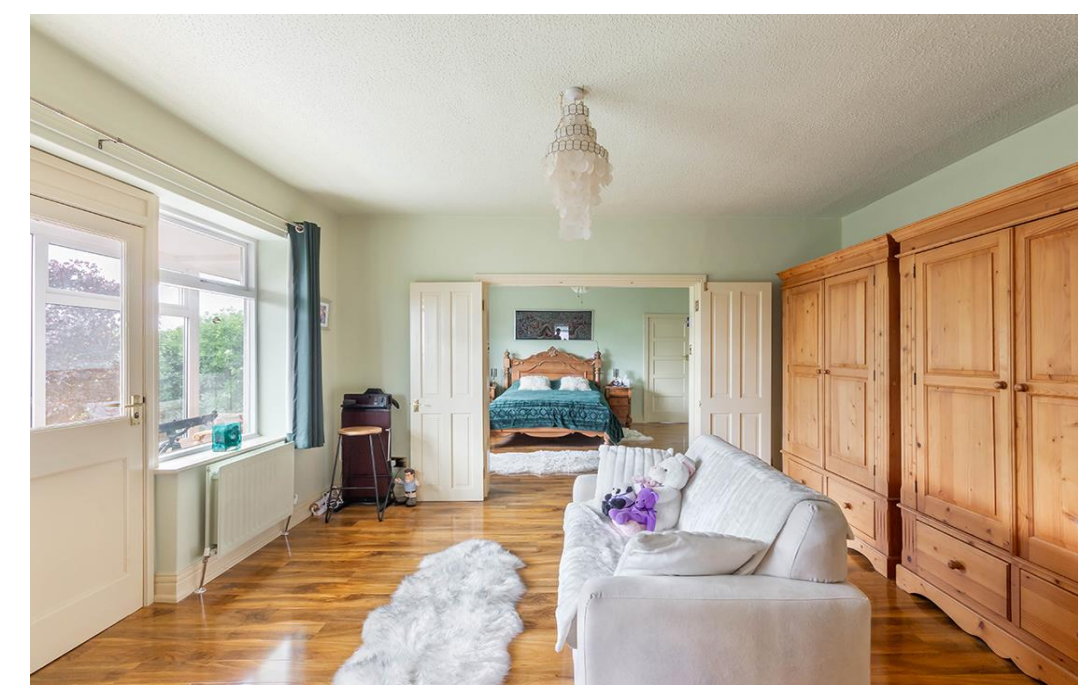
The accommodation comprises: Entrance porch | Reception hallway and a cloakroom WC | Multipurpose utility room with the central heating system, cloakroom and a variety of storage units. | Kitchen/breakfast room with a range of cabinets and built in appliances. The kitchen also has a side door and passageway into the gardens and the front driveway | Formal dining room with a large bay window with double doors linking into the main sitting room which provides a extensive living area and is open through double patio doors to the Orangery. This living area has beautiful flooring which extends through the Orangery and overlooks the extensive patio, rear garden and stepped terraces. A further door from the sitting room opens to the east wing of the property.

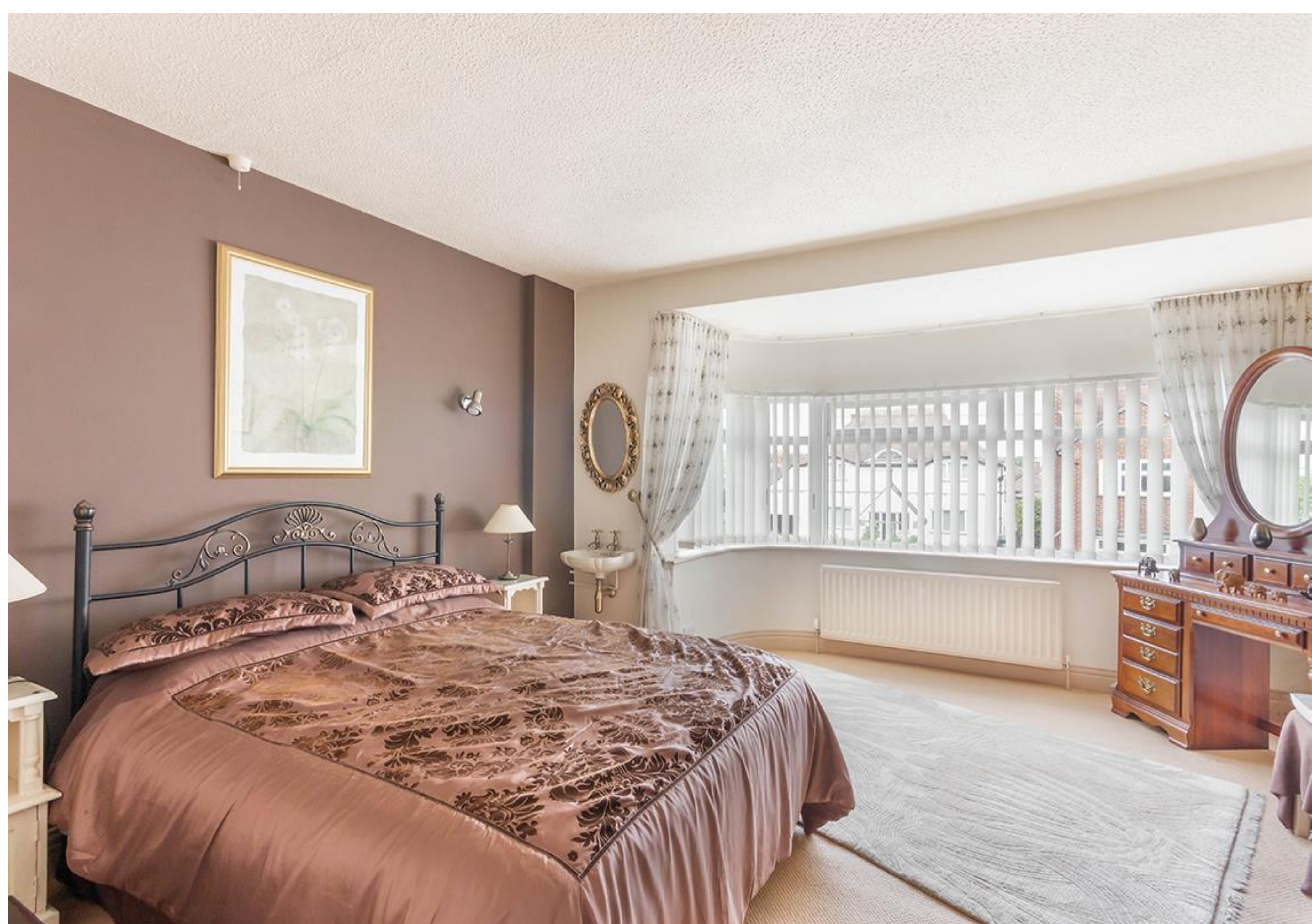
The eastern wing of the house | Hallway with understairs storage including wine racks, separate cloakroom WC, access into the garage. | Well-appointed study and library | Front sitting room that has complete projection facilities, and leads back through to the dining room.

First Floor | Principal bedroom with a separate dressing/sitting area which, by closing triple doors can be used as an additional bedroom, luxury ensuite bathroom and access onto the private balcony and terrace overlooking the south facing gardens | Four further bedrooms, one of which also offers access onto the balcony | Family bathroom with four-piece suite | Separate shower room.

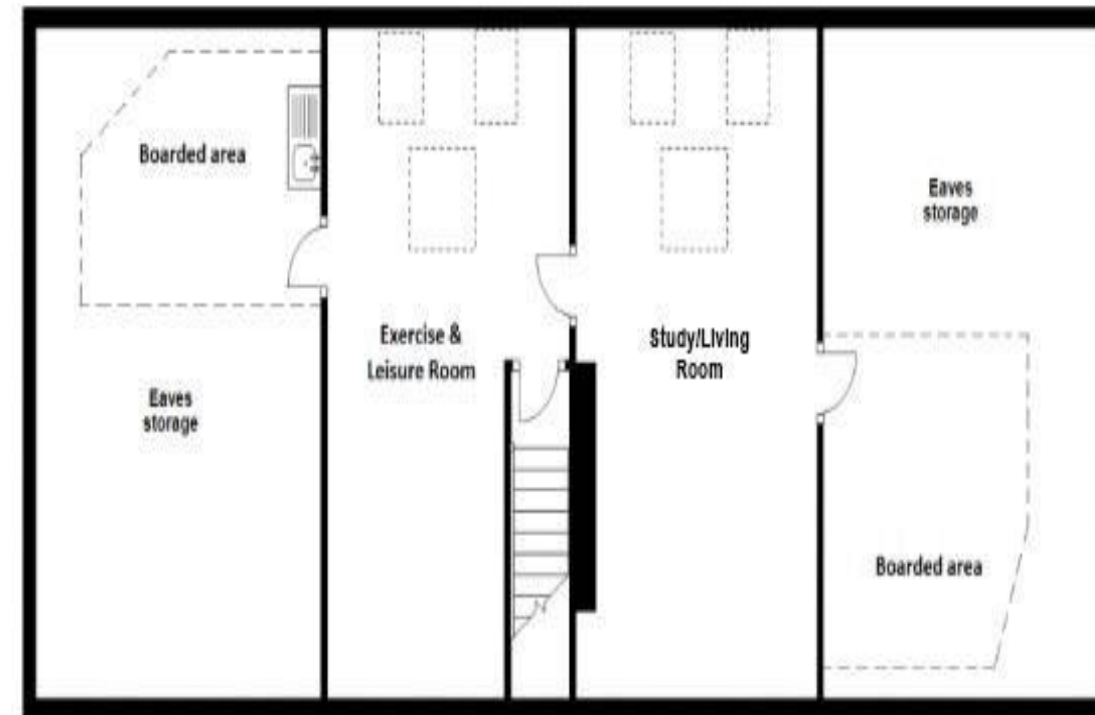


Ashleigh Sundin
0191 223 3500
Ashleigh.sundin@sandersonyoung.co.uk









Second Floor Plan



. One of the bedrooms, currently used as a pool room with slate bed diner/table, has a staircase leading up into the second floor, with Velux windows overlooking the garden and providing sea views. This space provides two further large rooms, one of which is currently set out as accommodation for a single person. On the same level, there is potential for two further rooms, one of which already houses a kitchen unit and the other is suitable for conversion into a shower room, so providing the basis for a self-contained studio flat. There are further adjoining storage spaces.

Externally, the property provides an in and out driveway with parking to the front for four cars | There is also extensive on-street parking with no restrictions. Large single garage with electric, remote control and insulated roller door, excellent storage space and elegantly tiled floor and walls – before conversion, it was a consultant’s waiting and consulting room | Beautifully kept rear gardens with raised up terraces and walkways, as well as a pergola and summerhouse with disguised garden shed.

Within 5 minutes walk is a nursery graded as “outstanding” and a first school next door. The property is within 15 minutes walk of highly regarded middle and high schools.

A truly unique property for which viewing is highly recommended to appreciate the size and quality of accommodation on offer.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating C



49-51 Brierdene Crescent

Whitley Bay

rare!
From Sanderson Young

