


# SIGNATURE

## NORTH EAST

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 Ambridge Way, Whitley Bay NE25 0PY



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## Offers Over £322,500

Signature North East is delighted to welcome to the sales market this stunning four-bedroom detached home located on the highly desirable Ambridge Way in Seaton Delaval. The interior showcases modern décor and spacious rooms throughout, and the area provides easy access to many useful amenities, including shops, eateries, and schools, making it an ideal choice for families. The East Cramlington Local Nature Reserve is just a short commute away, perfect for picturesque walks and outdoor adventures.

Upon entering the home, you will be greeted by a welcoming hallway that gives access to the principal rooms on the ground floor, a convenient W.C., and the staircase to the first floor. The living room is the first room you will encounter, with ample space for desired furnishings and a lovely bay window that fills the space with natural light. Next is the kitchen/diner which showcases sleek wall and base units that provide lots of storage space. Additionally, the kitchen comes well equipped with integrated appliances including a fridge freezer, oven, induction hob, and extractor. There is space for a dining table perfectly positioned in front of the patio door overlooking the garden.

Ascending the staircase to the first floor finds four bedrooms, three of which provide ample space for a double bed and other furnishings, while the fourth bedroom can accommodate a single bed. These rooms provide versatility to be used as desired and could be utilised as a home office/study or dressing room. The main bedroom boasts fitted wardrobes with sliding doors, as well as access to its own ensuite bathroom with a shower, w.c., and sink. Completing the floor is the family bathroom, showcasing stunning blue tiling which adds pop of colour to the space. The bathroom comes equipped with a bath and overhead shower w.c. and sink with vanity.

Externally to the rear of the home, is a great size garden which is mainly laid to lawn with a paved patio area, perfect for alfresco dining.

The garden is surrounded by mature trees and shrubs, creating a private and tranquil feel. To the front of the home is an additional lawn garden space, with side access to the rear. Additionally, to the front is the driveway providing off-street parking for two vehicles, and a detached garage.



# PROPERTY FLOORPLAN



Total area: approx. 108.3 sq. metres (1165.8 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living room  
16'9" x 12'9"

Kitchen/Diner  
11'9" x 17'4"

Bedroom 1  
10'7" x 13'1"

Ensuite  
5'4" x 6'7"


Bedroom 2  
8'6" x 11'5"

Bedroom 3  
8'2" x 8'2"

Bedroom 4  
11'5" x 6'2"

Bathroom  
7'0" x 7'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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