



22 Meadowfield  
, Whitley Bay, NE25 9YD

**£375,000**



Trading Places





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, Whitley Bay, NE25 9YD

Trading Places are honoured to welcome to the market this charming, detached bungalow in the popular residential area of Whitley Bay on Meadowfield. Rarely does an opportunity arise to purchase a property in such an outstanding location, convenient for road links like Earsdon Road and Monkseaton Drive, and the local bus service that stops on Newstead Drive which connects up with Whitley Bay town centre. West Monkseaton metro station and Sainsburys supermarket are both within walking distance. It is also within the catchment area for excellent local schools.

The delightful property boasts a spacious reception room, with ample space for lounge and dining furnishings. With two cosy double bedrooms and a bright conservatory overlooking the private rear garden, this home offers a tranquil retreat from the hustle and bustle of everyday life. Further benefitting from a fitted kitchen to the front elevation and a modern shower room. To the rear of the property is a well maintained private garden with side access to the front of property where there is a double length drive providing off-street parking. Offering additional storage is an attached single garage.

The bungalow is conveniently placed within walking distance to the beach and Whitley Bay Town Centre, making it ideal for those who enjoy seaside strolls and the soothing sound of waves, all whilst having the convenience of cafes, bars and restaurants. Whether you're looking to downsize to a single-level living space or seeking coastal living with great amenities, this property ticks all the boxes.

Early inspection is highly recommended to fully appreciate this rare to the market property. Please call Trading Places on 0191-2511189 to arrange an appointment. Council Tax D. EPC Rating TBC.

### Entrance Hallway

This welcoming hallway is bright, spacious and airy. Benefits from large storage cupboard and single radiator. The hallway also benefits from loft access which has a ladder, light and is boarded with insulation providing an additional storage area. Doors leading to living room, kitchen, two double bedrooms and bathroom.

### Living Room

19'2 x 11'3 (5.84m x 3.43m)

This bright and spacious living room is front and side facing. Double glazed window giving outlook to the front and single window to the side of bungalow allowing for natural light. Two single radiators, ceiling coving and feature fireplace incorporating log burner with brick surround.

### Kitchen

To the front of the property is a modern kitchen with wall, base and drawer units with contrasting worktops. Double glazed UPVC window allowing for front aspect views. Built in electric oven with gas hob and extractor hood. Space for washing machine and fridge freezer. Stainless steel sink and tiled walls to half height. Storage cupboard provides additional storage.









#### Bedroom One

13'10" x 10'0" (4.22m x 3.05m)

To the rear of the property this double bedroom benefits from double glazed windows, single radiator and ceiling coving. Fitted wardrobes on two walls incorporating bedside cabinets.



#### Bedroom Two

10'8" x 9'1" (3.25m x 2.77m)

Also to the rear of the property is bedroom two with single radiator, ceiling coving and internal timber door leading to Conservatory.



#### Conservatory

9'9" x 9'3" (2.97m x 2.82m)

This spacious addition to the bungalow benefits from double glazed windows and door leading to rear garden. Tiled with under floor heating.

#### Shower Room

This modern shower room benefits from a large walk in shower enclosure with rainfall shower mains and separate telephone shower attachment. Low level WC, pedestal wash basin and UPVC double glazed window. Chrome towel warmer and extractor fan.



#### Garage

15'9" x 8'8" (4.80m x 2.64m)

Single garage with electric roll over door, power and lighting. Wall mounted electric charger, wall mounted boiler and UPVC door leading to rear garden. The garage also benefits from loft access via a ladder. The loft is boarded and has a light.

#### Front Gardens

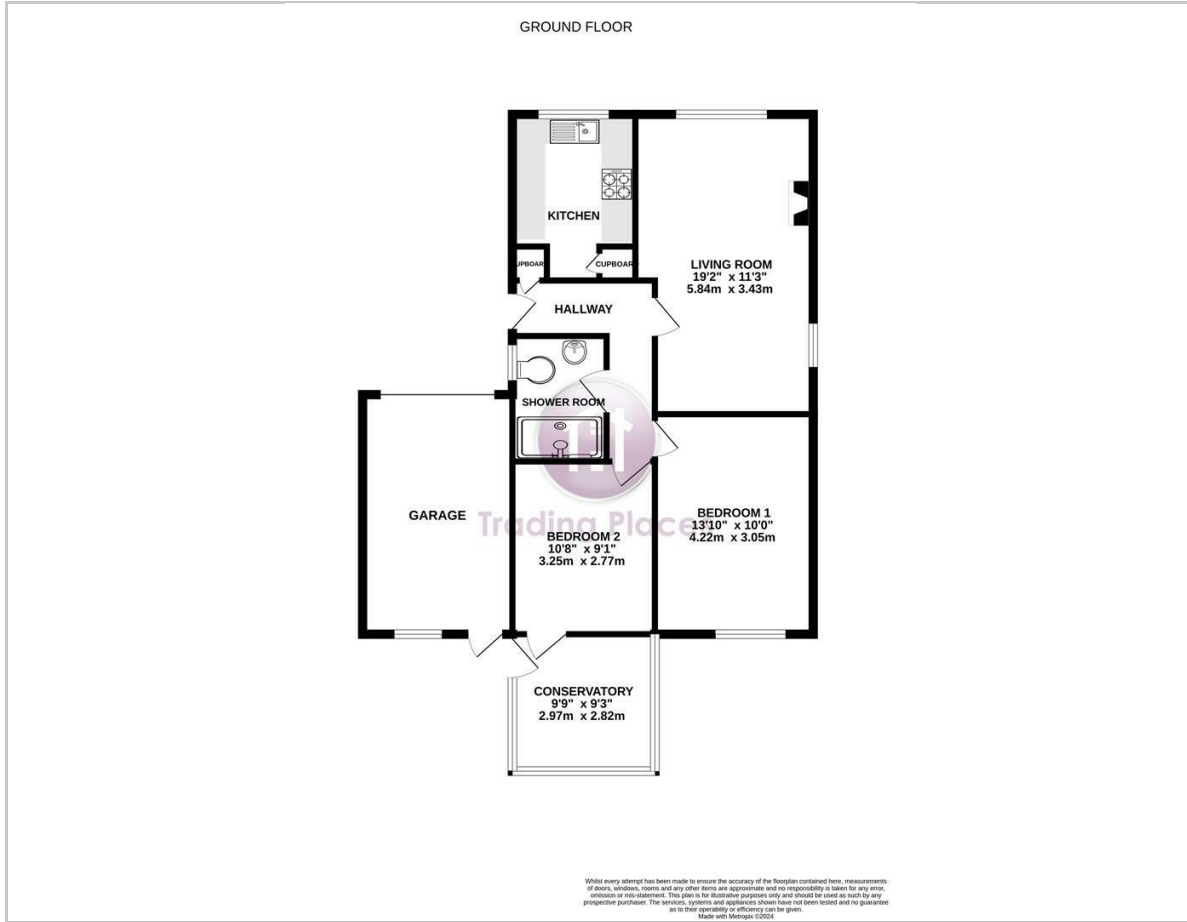
The front gardens are well maintained with a lawn, mature borders and shrubs. The bungalow also benefits from a driveway for two cars leading to single garage.

#### Rear Gardens

The private rear garden has been well maintained and cared for with a paved patio area with raised lawn, mature shrubs and borders. The garden also has a gated side entrance and wooden shed with power and lighting.



## Floor Plan

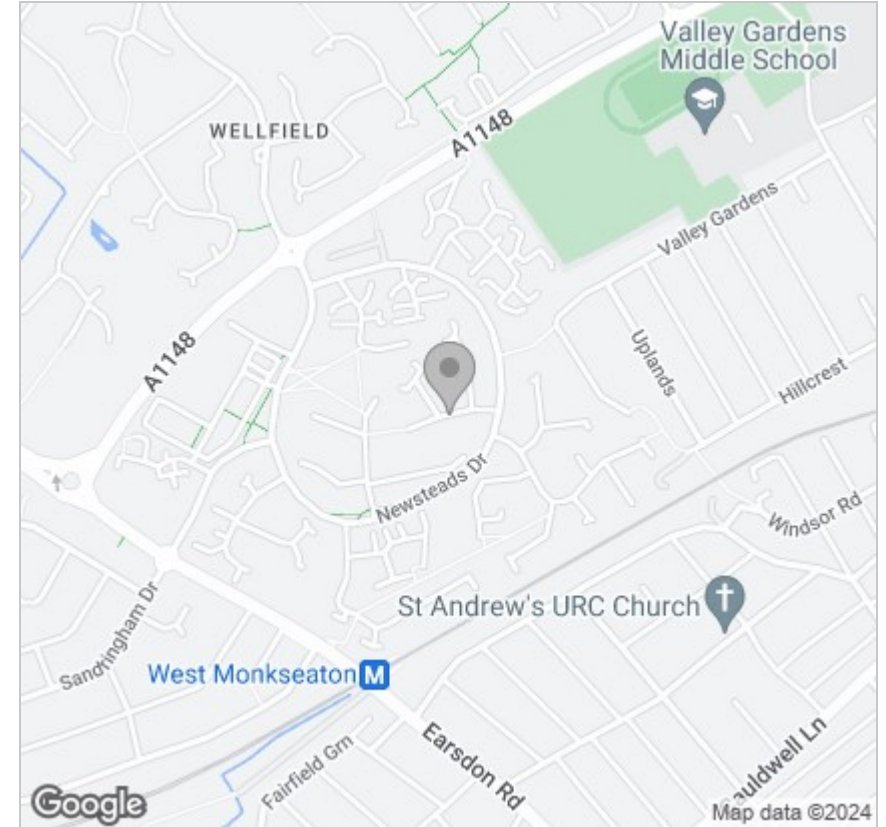


## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

