

FOR  
SALE

2 VICTORIA GROVE, WHITLEY BAY NE25 9GD  
£525,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED & WELL EXTENDED
- STYLISH RECEPTION ROOM
- OPEN PLAN KITCHEN DINER & FAMILY ROOM
- FAMILY BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- STUNNING SOUTH FACING REAR GARDEN
- EPC RATING B

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ENTRANCE HALLWAY

RECEPTION ROOM  
17'3 x 10'2

KITCHEN DINER & FAMILY ROOM  
25'11 x 22'9

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
13'11 x 9'10

JACK & JILL ENSUITE  
7'8 x 5'1

BEDROOM TWO  
10'9 x 10'2

BEDROOM THREE  
11'6 x 9'10

BEDROOM FOUR  
8'5 x 8'3

BATHROOM WC  
8'1 x 6'10

GARAGE  
17 x 8'2

FRONT GARDEN

REAR GARDEN

## 2 VICTORIA GROVE, WHITLEY BAY NE25 9GD

Embleys are delighted to be instructed in the sale of this stunning, well extended, detached house, built in 2015 and perfectly located on the much sought after West Park residential estate. It boasts a wealth of contemporary and bespoke features and is ideal for a family.

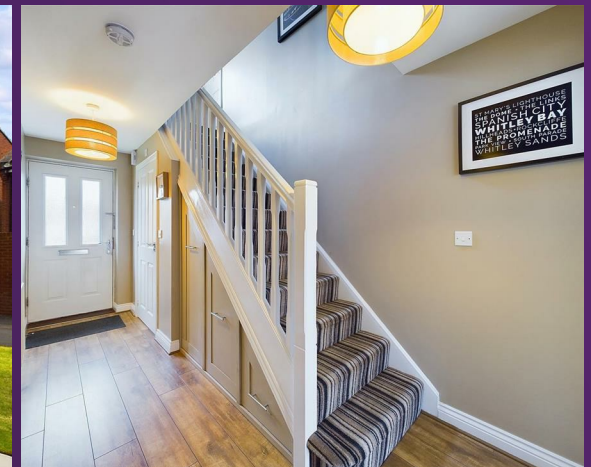
With over 1600 square foot of accommodation set over two floors this immaculately presented property consists of an entrance hallway with stairs to the first floor, bespoke built in understairs storage and doors to the downstairs rooms. There is a stylish, front facing reception and a fantastic, open plan kitchen diner and family room with ample dining space and a lounge area. The contemporary kitchen benefits from an impressive range of units with Quartz worktops, a bespoke matching storage unit and an Island including base units, wine fridge, dishwasher and a four seater breakfast bar. Other integrated appliances include an eye level double oven, induction hob and chimney hood with space for an American style fridge freezer. There are bi folding doors to the rear garden and a downstairs WC. To the first floor there are four stylish bedrooms, two with access to a Jack and Jill ensuite including walk in shower, pedestal wash basin and low level WC. There is also a modern family bathroom benefitting from panelled bath with shower over, pedestal wash basin and low level WC. Externally there is an integral garage, a front garden with driveway parking and a beautiful south facing rear garden with stone paving and raised planted beds providing an abundance of outside seating and dining space.

The amazing condition, exceptional features and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities.

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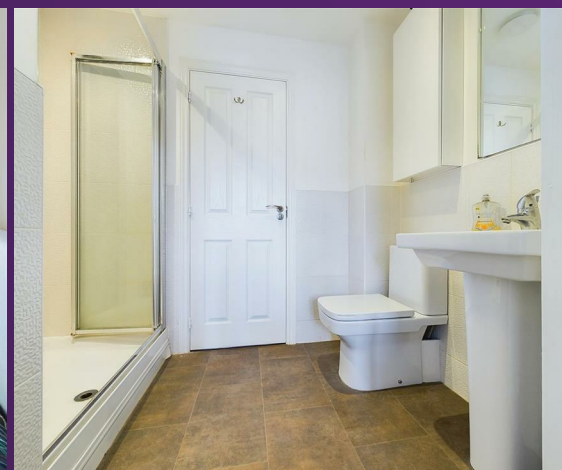
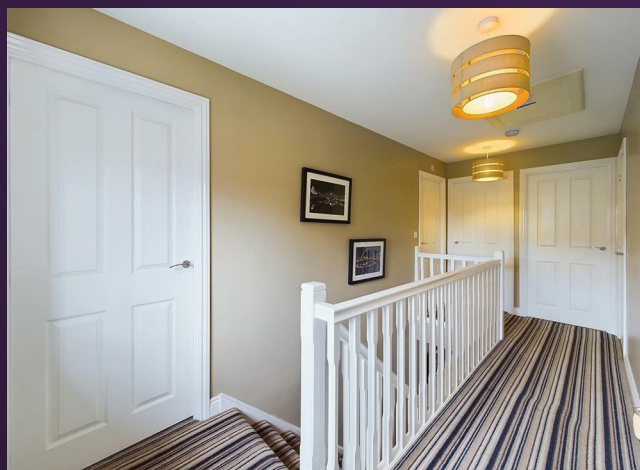
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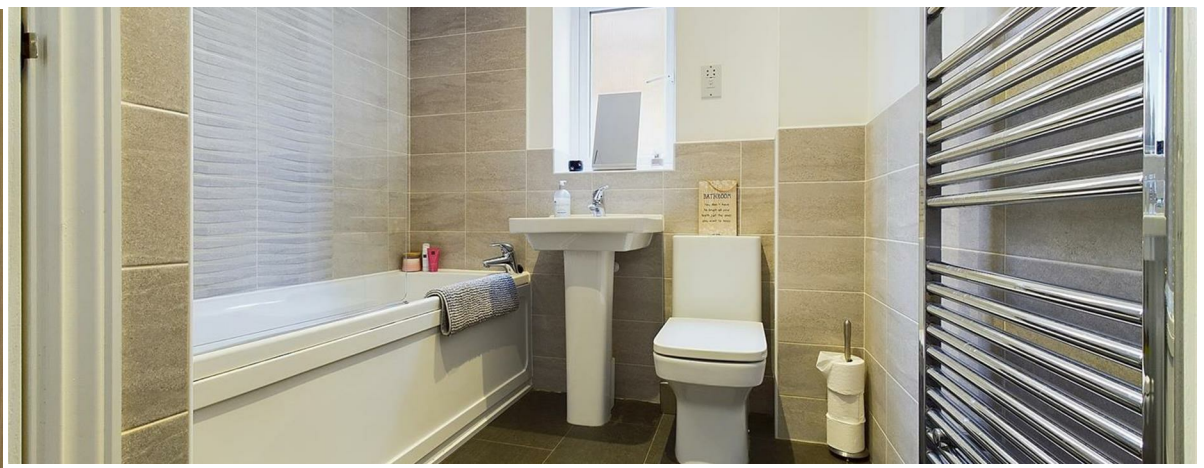
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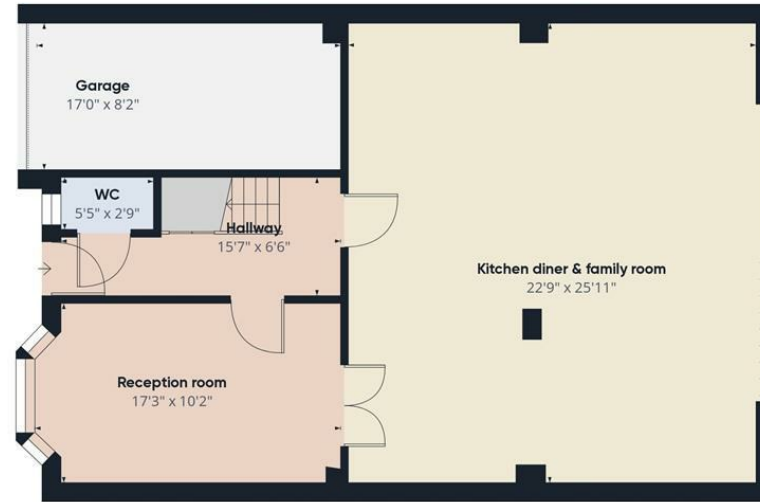
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1631.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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