

FOR
SALE

4 GROSVENOR DRIVE, WHITLEY BAY NE26 2JP
£595,000



4 BEDROOM HOUSE - SEMI-DETACHED

- STUNNING FOUR BEDROOM SEMI DETACHED HOUSE
- INTERIOR DESIGNED & FINISHED TO A HIGH SPECIFICATION THROUGHOUT
- SPACIOUS RECEPTION ROOM
- FABULOUS OPEN PLAN DINING KITCHEN
- STYLISH FAMILY BATHROOM, ENSUITE & DOWNSTAIRS WC
- LOW MAINTENANCE FRONT GARDEN
- SECLUDED & LANDSCAPED REAR GARDEN
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
16 x 14

DINING KITCHEN
21 x 14'2 & 20 x 9'3

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM ONE
14 x 13'1

BEDROOM TWO
13 x 13

BEDROOM THREE
9'10 x 9

BATHROOM WC
9'7 x 7

SECOND FLOOR LANDING

BEDROOM FOUR
19 x 14'1

ENSUITE
7 x 6'4

FRONT GARDEN

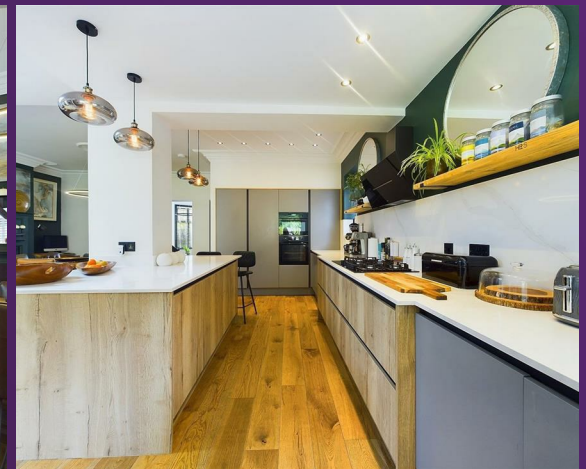
REAR GARDEN

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Embleys are delighted to be instructed in this superb, well converted and extended, semi detached house which is perfectly located in a much sought after residential location. It is immaculately presented and finished to a high specification, boasting a wealth of contemporary features with period charm, making it ideal for a family. With over 1700 square foot of accommodation set over three floors, this stunning home consists of a good sized vestibule and entrance hallway, with storage cupboard and cloaks cupboard and doors to the ground floor rooms. There is a beautiful reception room which is open to the fabulous dining kitchen. This stunning space has a dining area with period fireplace, a lounge area overlooking the rear garden as well as an Island. The kitchen benefits from an impressive range of units with Calcutta marble worktops, eye level double oven, gas hob, contemporary extractor hood, larder style fridge and freezer, dishwasher, washing machine and microwave. The island includes further base units, a breakfast bar and wine fridge. There is a roof lantern and Bi folding doors to the rear garden providing an abundance of natural light. The downstairs WC is complete with wall mounted wash basin. To the first floor there are three bedrooms and a stylish family bathroom benefitting from a free standing bath, walk in rainfall shower, a marble countertop wash basin with cabinet and low level WC. To the top floor there is the stunning principal bedroom with feature Bi folding windows and Juliet balcony overlooking the rear garden and a good sized ensuite with walk in shower, marble countertop washbasin with cabinet beneath and a low level WC. Externally there is a landscaped front garden and a beautiful secluded rear garden, also landscaped, with lawn, patio, raised flower beds and mature plants. 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.

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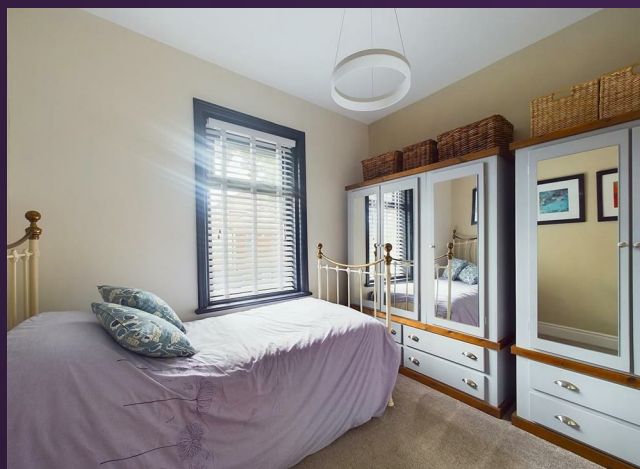
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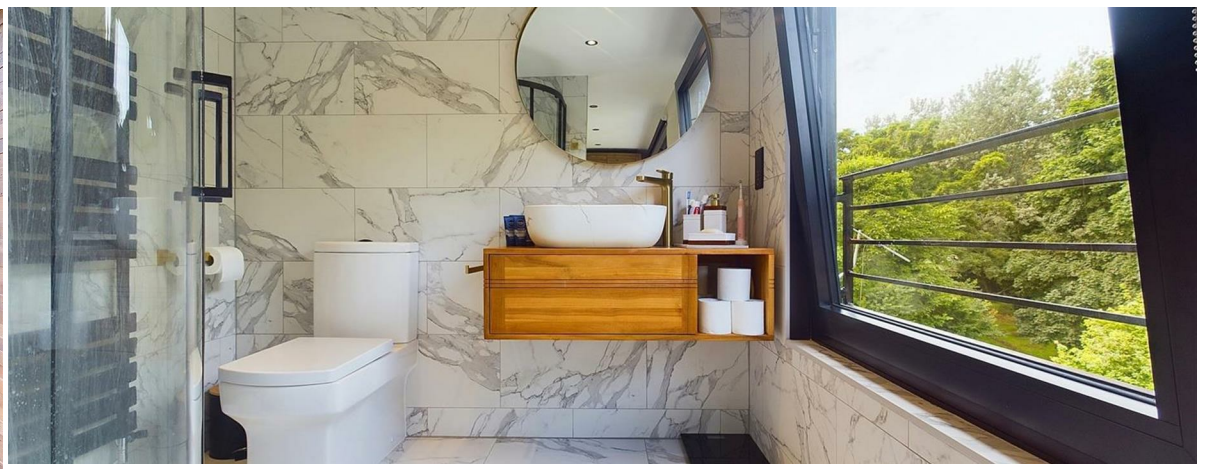
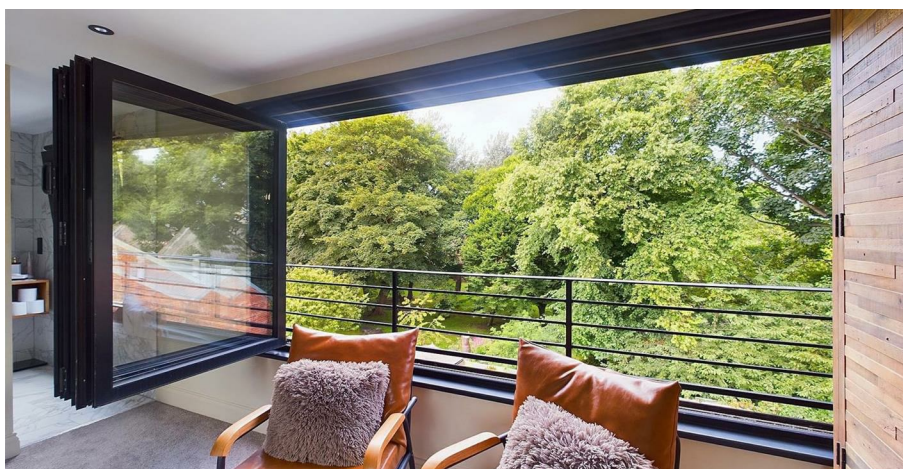
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SMOKE ALARMS

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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