

FOR
SALE

45 WOODBURN DRIVE, WHITLEY BAY NE26 3HS
£690,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO SPACIOUS RECEPTION ROOMS
- FABULOUS KITCHEN DINER & UTILITY ROOM
- FAMILY BATHROOM, ENSUITE & DOWNSTAIRS WC
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR MULTIPLE CARS
- SOUTH EAST FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
16'5 x 15'4

RECEPTION ROOM TWO
17'6 x 12'4

KITCHEN DINER
16'8 x 15'9

UTILITY ROOM
10'9 x 7'11

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'5 x 14

ENSUITE
9'11 x 3'11

BEDROOM TWO
13'2 x 11'4

BEDROOM THREE
16'13 x 10'3

BEDROOM FOUR
13'3 x 11

BATHROOM WC
9'7 x 6'10

GARAGE
13'5 x 8'1

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning, detached house built in 1961 and perfectly located in a much sought after residential area. It boasts a wealth of contemporary features and is ideal for a family. With over 2000 square feet of accommodation set over two floors this fantastic property consists of a welcoming entrance hallway with stairs up to the first floor and doors to the stylish front reception room, complete with recessed lighting, fireplace and chimney breast with multi fuel burner and doors to the second reception room which has bi-folding doors to the rear garden. The fabulous and contemporary kitchen diner benefits from an impressive range of units with under cabinet lighting and granite worktops. Integrated appliances include an eye level double oven, induction hob, chimney hood and microwave. There is also an island incorporating a five seater breakfast bar, wine fridge, dishwasher, sink and storage unit. The utility room has further units with wood worktops, doors to the downstairs WC, garden and garage. To the first floor there are four good sized and stylish bedrooms, one with a walk in wardrobe and one with fitted unit, a beautiful ensuite with walk in rainfall shower, vanity wash basin and low level WC. The contemporary family bathroom benefits from a free standing slipper bath, walk in rainfall shower, vanity washbasin and integrated WC. Externally there is an integral garage, a well maintained front garden with ample driveway parking and a superb, south east facing rear garden with lawn and a substantial decked area providing space for seating and entertaining. The amazing condition, exceptional features, generous size and fabulous location of this property make or 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 best amenities.

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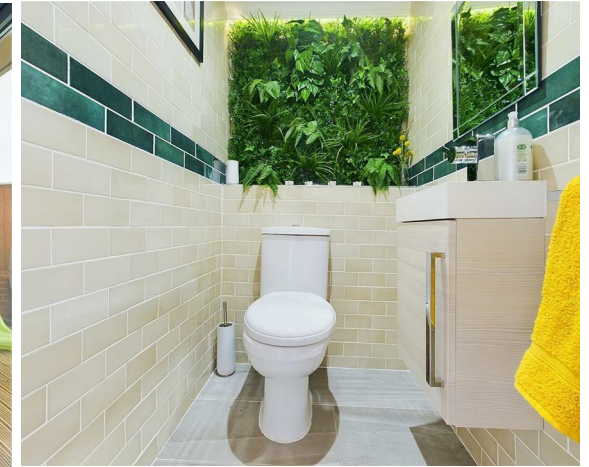
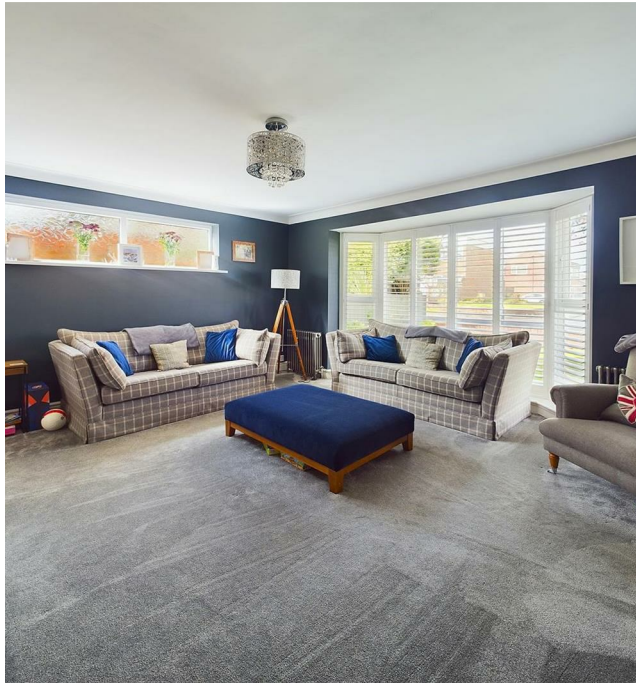
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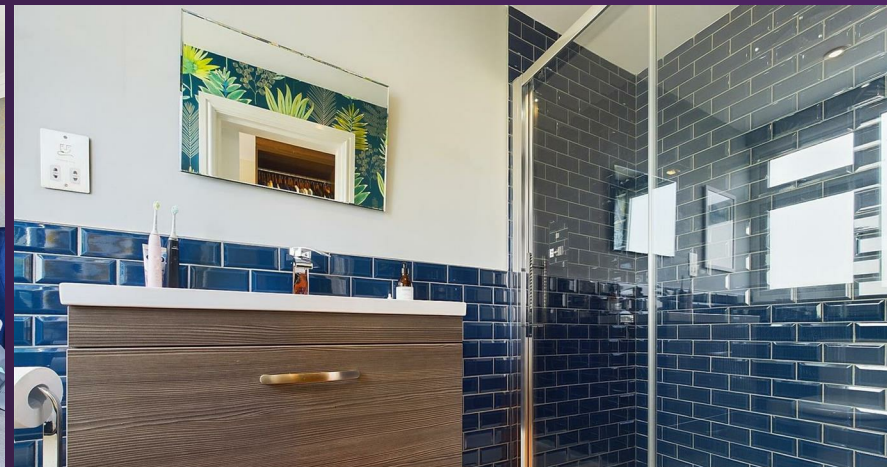
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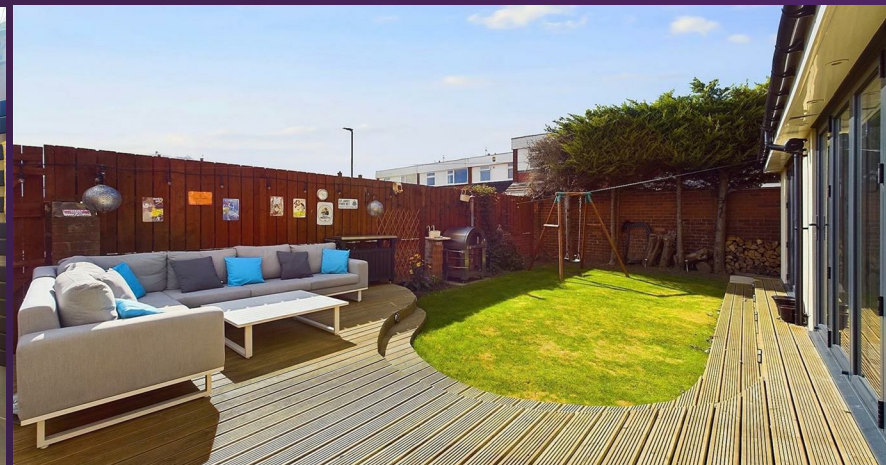
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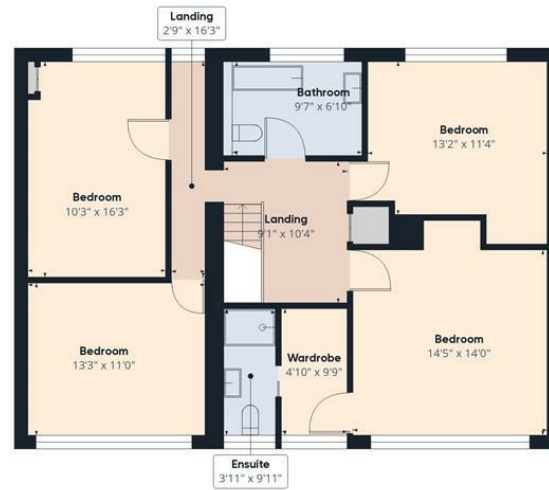
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Floor 0



Floor 1

Approximate total area⁽¹⁾
2196.48 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.

[VIEW PROPERTY](#)


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		80
(69-80) C	64	
(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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