

FOR  
SALE

15 HAUXLEY DRIVE, WHITLEY BAY NE25 9GE  
£645,000



#### 5 BEDROOM HOUSE - DETACHED

- FIVE BEDROOM DETACHED HOUSE
- IMMACULATEDLY PRESENTED THROUGHOUT
- RECEPTION ROOM & STUDY
- KITCHEN DINER & STUNNING ORANGERY
- DOWNSTAIRS WC
- ENSUITE & DRESSING ROOM TO BEDROOM ONE
- BATHROOM WC & SHOWER ROOM WC
- DOUBLE GARAGE & FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING B

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ENTRANCE HALLWAY  
RECEPTION ROOM ONE  
14'11" x 11'7"  
STUDY  
10'0" x 7'10"  
KITCHEN DINER  
26'8" x 10'6"  
ORANGERY  
14'6" x 12'3"  
DOWNSTAIRS WC

BEDROOM ONE  
11'7" x 11'0" & 7'1" x 4'9"  
ENSUITE  
9'7" x 5'1"  
BEDROOM TWO  
11'4" x 9'6"  
BEDROOM THREE  
11'1" x 8'0"  
BATHROOM WC  
6'10" x 5'7"

BEDROOM FOUR  
17'10" x 10'10"  
BEDROOM FIVE  
15'6" x 11'6"  
SHOWER ROOM WC  
7'4" x 4'10"  
GARAGE  
17'6" x 17'5"  
FRONT GARDEN  
REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning, immaculately presented and rare to the market, detached property which is perfectly located within the much sought after West Park residential development. It boasts a wealth of modern features and is ideal for contemporary family living.

With over 1880 square foot of accommodation set over three floors this delightful home consists of a welcoming entrance hallway leading to a reception room, fabulous kitchen diner with a good range of high gloss contemporary units, stunning orangery, study and downstairs WC. To the first floor there are four bedrooms, one with an ensuite shower room and dressing room, and another with elevated views over Earsdon fields, and a family bathroom. To the second floor there are two good sized bedrooms and a contemporary shower room. Externally the property benefits from driveway parking, an attached double garage, beautiful front garden and a secluded and landscaped West facing rear garden.

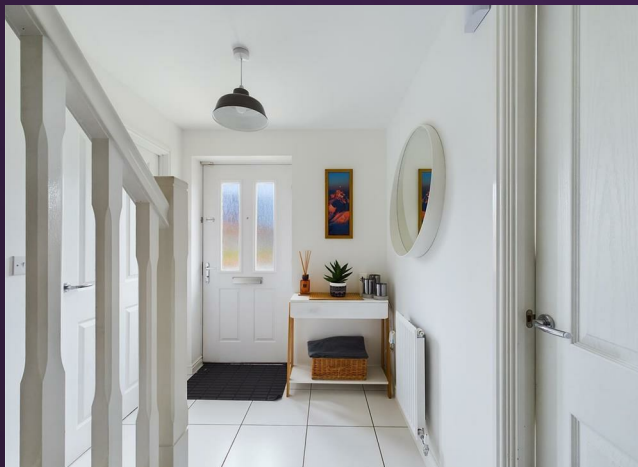
The fabulous location, perfect family feel and amazing condition of this property makes for an exciting and rare opportunity which can only be truly appreciated by a visit.

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 such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.



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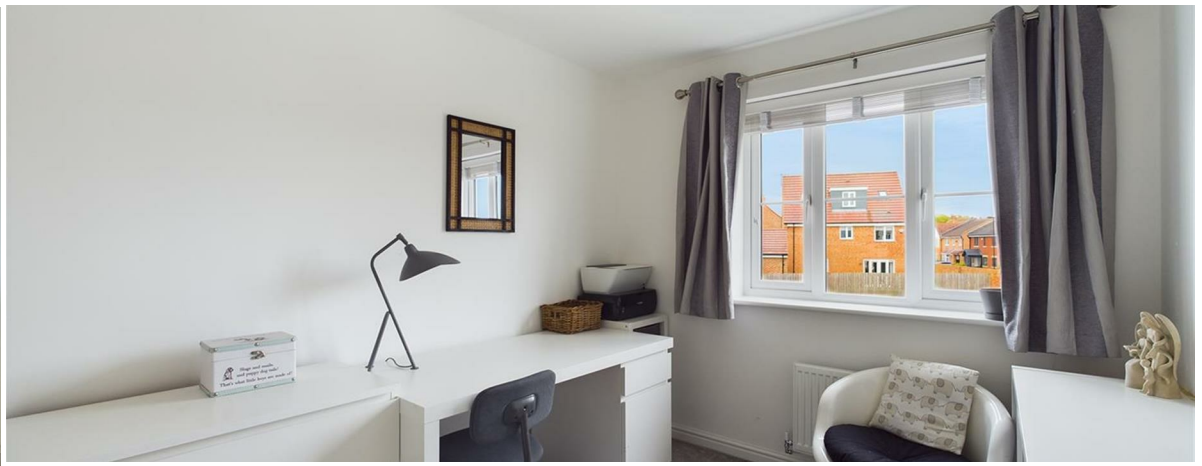
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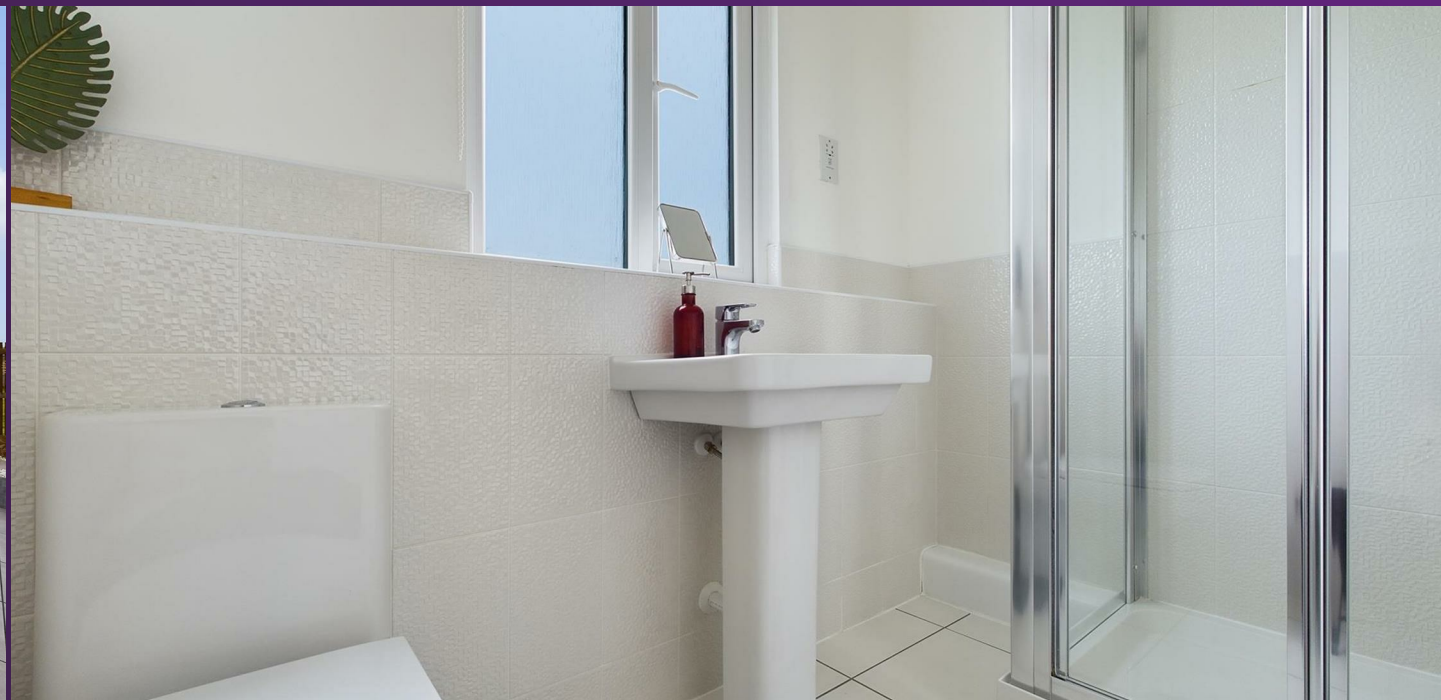


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#### SMOKE ALARMS

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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>		

England & Wales

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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