

FOR  
SALE

5 COANWOOD DRIVE, WHITLEY BAY NE25 9GB  
£525,000



#### 4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL AREA
- OPEN PLAN RECEPTION ROOM
- CONTEMPORARY KITCHEN DINER
- MODERN BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- DETACHED DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR UP TO SIX CARS
- BEAUTIFUL REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
26'3 x 11'6

KITCHEN DINER  
14'9 x 13

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
11'9 x 8'10

ENSUITE  
7'6 x 4'7

BEDROOM TWO  
10'8 x 9'9

BEDROOM THREE  
10'6 x 7'11

BEDROOM FOUR  
13'4 x 7'11

BATHROOM WC  
6'9 x 6'1

GARAGE  
17'4 x 17'2

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful and well presented, detached house built in 2014 and perfectly located on a corner plot within a much sought after residential area. It boasts a wealth of contemporary features and is ideal for a family.

With over 1240 square feet of accommodation set over two floors, this lovely property consists of an entrance hallway open to a light and spacious reception room with lounge area, dining area and French doors to the stunning rear garden. The fabulous, open plan, kitchen diner easily accommodates a dining table as well as an impressive range of high gloss units, contrasting worktops and integrated appliances including eye level double oven, gas hob, chimney hood, fridge freezer, dishwasher and washing machine. There is also a downstairs WC with pedestal wash basin. To the first floor there are four good sized bedrooms, three with fitted wardrobes, a modern family bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. There is also a contemporary ensuite to bedroom one with walk in shower, vanity wash basin and low level WC. Externally there is a detached double garage, a well maintained front garden with driveway parking for up to six cars and a substantial rear garden with lawn, mature shrubs and patio.

The generous size, superb layout 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 such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community.



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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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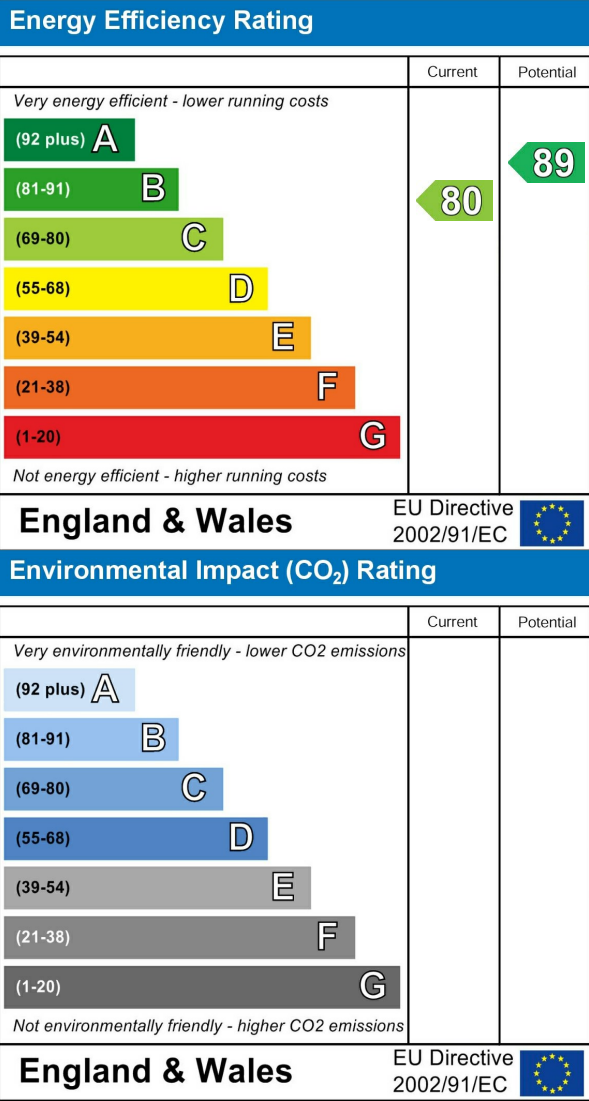
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

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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