

FOR
SALE

12 CASETON CLOSE, WHITLEY BAY NE25 9PL
£675,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS & STUDY
- KITCHEN DINER & FAMILY ROOM
- BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
16'6 x 10'8

RECEPTION ROOM TWO
12'2 x 11'9

KITCHEN DINER
23'8 x 8'11

STUDY
8'4 x 5'4

FAMILY ROOM
14'4 x 12'11

DOWNSTAIRS WC

BEDROOM ONE
14'3 x 11'5

ENSUITE
8'6 x 5'7

BEDROOM TWO
14'5 x 10

BEDROOM THREE
14'3 x 8'2

BEDROOM FOUR
10'11 x 8'11

BATHROOM WC
9'5 x 6'7

GARAGE
18'4 x 14'6

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful and well extended, detached house built circa 1985 and perfectly located in a cul de sac within a highly sought after residential area. It boasts a wealth of modern features, has no upper chain and is ideal for a family.

With over 1900 square feet of accommodation set over two floors, this stunning property consists of a vestibule with doors to the downstairs WC and the light and welcoming entrance hallway which has stairs up to the first floor and doors to the reception room and kitchen diner. The reception rooms are open plan and have French doors leading to the rear garden and a door to the study. The fabulous kitchen diner easily accommodates a dining table and benefits from an impressive range of units with granite worktops, space for a range oven with chimney hood and integrated fridge freezer, dishwasher and microwave. The kitchen is open plan to a spacious family room which offers fantastic views of the rear garden and woodland. To the first floor there are four good sized bedrooms, the main bedroom includes fitted wardrobes with dressing table and drawers as well as a beautiful ensuite with walk in rainfall shower, pedestal wash basin and low level WC. There is also a stylish family bathroom benefitting from a free standing bath with shower attachment, half pedestal washbasin, low level WC and built in airing cupboard. Externally there is a larger style, integral garage, a very well maintained front garden with lawn, mature shrubs and ample driveway parking and a secluded, west facing, rear garden with lawn, patios and stunning views over the woodland trail.

The amazing condition, 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.

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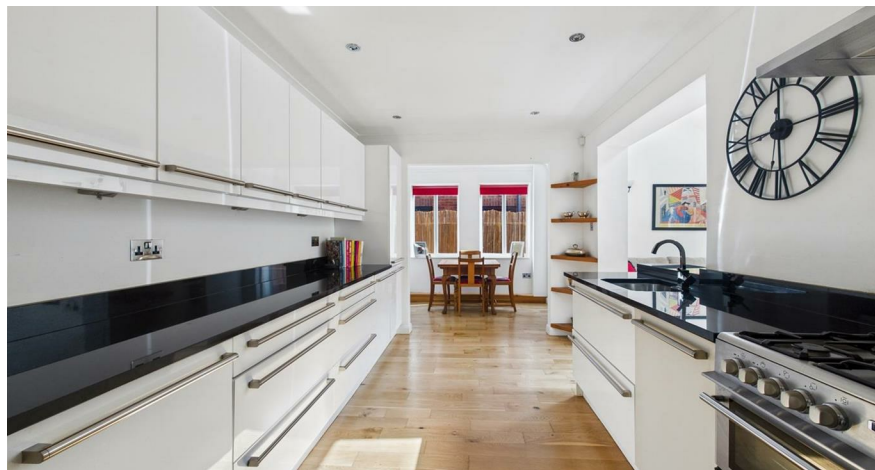
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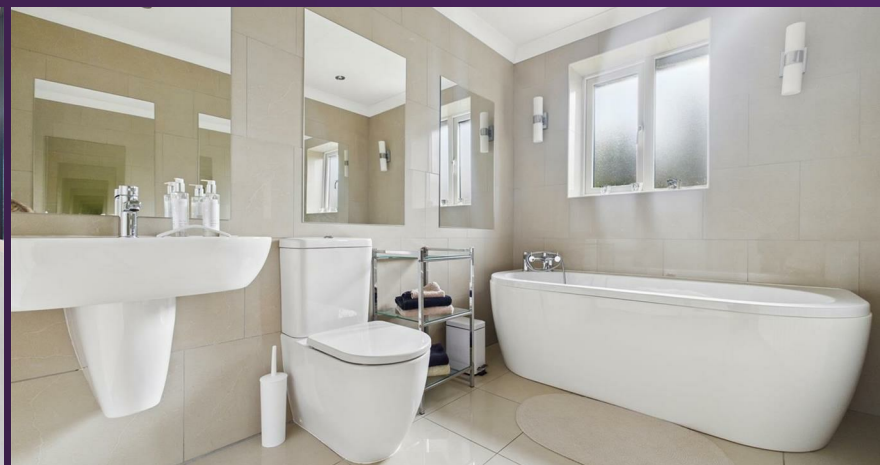
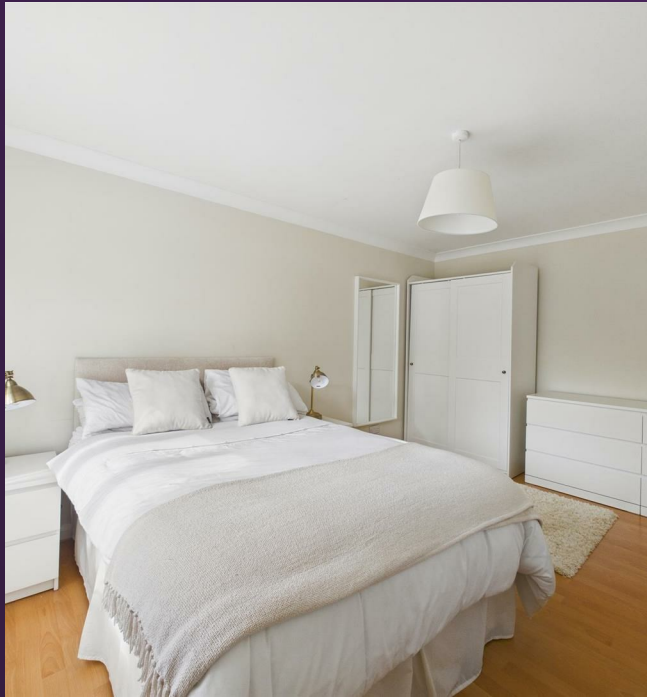
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1964.86 ft²
Reduced headroom
10.28 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.

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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		81
(69-80) C	74	
(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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