

FOR  
SALE

7 CHELDON CLOSE, WHITLEY BAY NE25 9XS  
£675,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH LOUNGE
- ATTACHED GARAGE
- SPACIOUS DINING KITCHEN & FAMILY ROOM
- DRIVEWAY PARKING
- UTILITY ROOM & DOWNSTAIRS WC
- STUNNING REAR GARDEN
- BATHROOM & TWO ENSUITE SHOWER ROOMS
- EPC RATING B

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE  
19'8" x 11'3"

OPEN PLAN DINING KITCHEN & FAMILY ROOM  
32'1" x 39'6"

UTILITY ROOM  
5'3" x 14'3"

DOWNSTAIRS WC  
9'8" x 2'10"

LANDING

BEDROOM ONE  
10'7" x 13'6"

ENSUITE  
6'6" x 7'1"

BEDROOM TWO  
11'9" x 12'2"

ENSUITE  
5'2" x 5'4"

BEDROOM THREE  
11'8" x 8'4"

BEDROOM FOUR  
7'8" x 9'5"

BATHROOM WC  
4'10" x 6'9"

GARAGE  
11'5" x 18'8"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful, detached property perfectly located within a cul de sac in this sought after residential area. It boasts a variety of modern features and is ideal for a family.

With over 2200 square feet of accommodation set over two floors this immaculately presented property consists of a hallway with stairs to the first floor, and doors to the reception room, lounge dining kitchen and downstairs WC. The elegant reception room is light and spacious with feature panelled walls. There is a fabulous extended dining kitchen and family room which easily accommodates a six seater dining table, lounge area and Island. First floor: four bedrooms, bathroom, two ensembles. Externally: driveway parking, attached garage, rear garden and garden room incorporating bar and seating area.

The fabulous location, perfect family feel and amazing condition of this property makes for an exciting 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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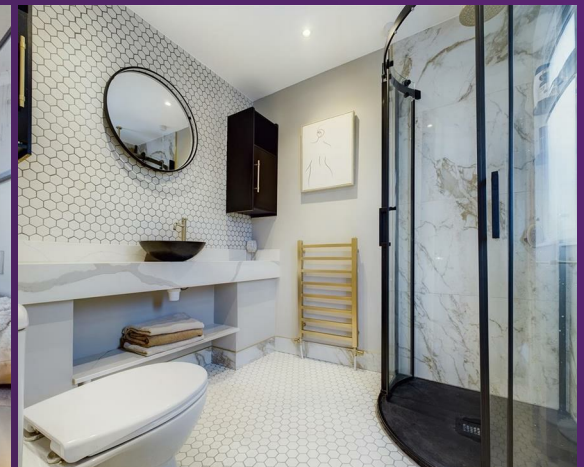
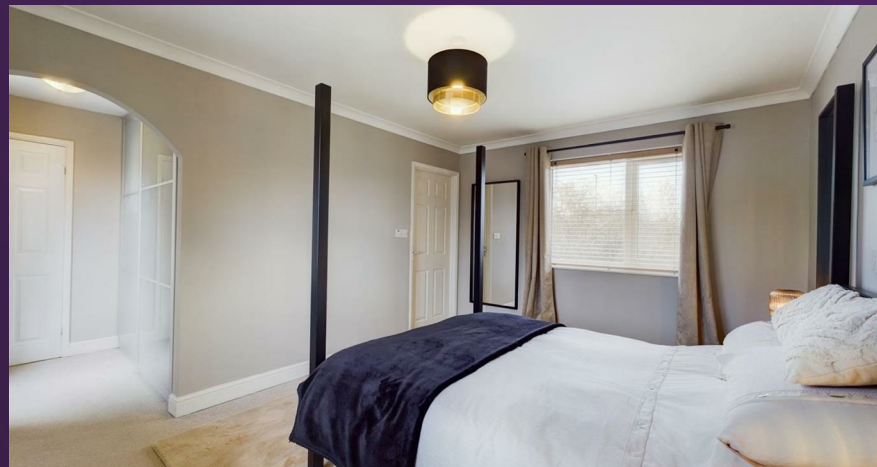
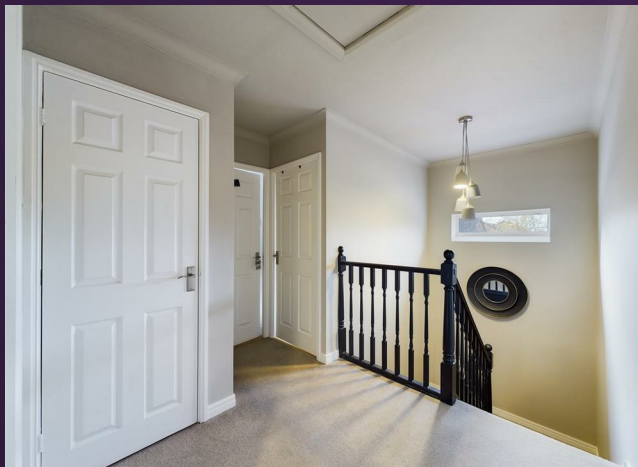
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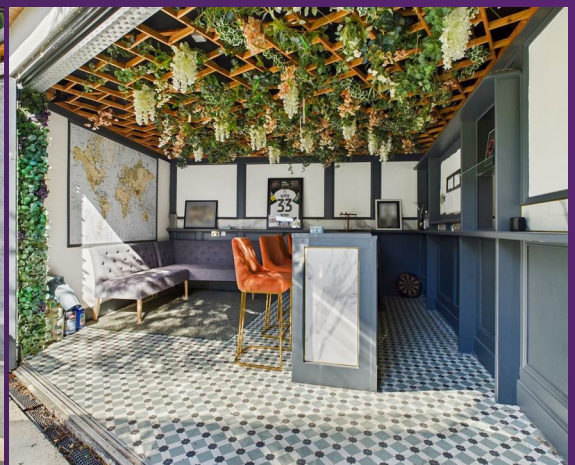
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#### SMOKE ALARMS

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

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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