





4



2



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- **Stunning Family Home**
- **Four Double Bedrooms**
- **Driveway and Garage**
- **Excellent Location**
- **Viewing Recommended**
- **Spacious Living**
- **Two Bathrooms**
- **Ground Floor WC**
- **Council Tax Band *C***
- **Call For More Information**





**** Video Tour on our YouTube Channel | <https://youtu.be/xZRRYufxiXc> ****

This impressive, four-bedroom, detached family home is positioned on the popular Thorntree Drive in Whitley Bay.

Located on an established and highly popular residential estate, with easy access to a wealth of amenities and well-regarded local schools. There are excellent transport links providing quick and easy access to Newcastle city centre and surrounding areas, and the Metro is a few minutes' walk away. The property also is just a short drive to the beach, perfect for those who enjoy outdoor activities and coastal walks.

Internally the spacious accommodation is made up of a welcoming entrance hallway, study, generous lounge with a cast iron fireplace and bi-folding doors to the kitchen dining area, which features modern fitted units along with integrated appliances and a centre island. There is French door access off the dining area to the rear garden, and a handy utility area and WC complete the ground floor. To the first floor there are four double bedrooms off the split-level landing, the main featuring an en suite bathroom and there is also a family bathroom WC with shower over the L-shaped bath. Further benefits include gas central heating and double glazing.

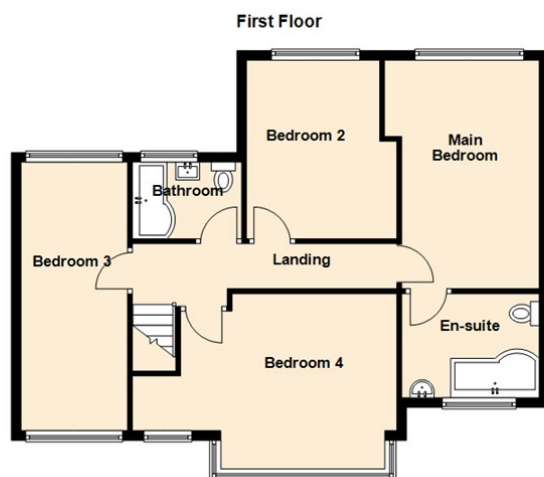
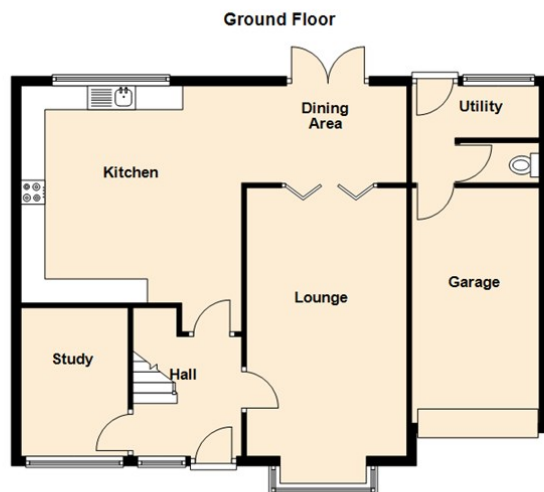
Externally there is a paved driveway to the front, providing off street parking for multiple vehicles and leading to the integral garage. There is also a stunning South-facing garden to the rear with a patio, lawn, summerhouse, and well stocked borders. A perfect space to relax in the warmer months.

Interested parties are urged to arrange a prompt and essential internal viewing on this beautiful family home. Please contact our Tynemouth branch on 0191 257 2000 for more information.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.



Lounge 18'4" x 10'11" (5.61 x 3.35)

Dining Area 6'7" x 10'11" (2.03 x 3.35)

Kitchen 14'10" x 15'1" (4.54 x 4.61)

Utility 3'6" x 8'9" (1.09 x 2.67)

Study 10'2" x 7'4" (3.10 x 2.24)

Main Bedroom 15'7" x 9'5" (4.77 x 2.88)

Bedroom Two 12'2" x 10'3" (3.73 x 3.14)

Bedroom Three 18'4" x 7'3" (5.60 x 2.23)

Bedroom Four 9'4" x 18'1" (2.87 x 5.53)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

The difference between house and home

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