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 Coanwood Drive, Whitley Bay NE25 9GB

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Offers In The Region Of £510,000

Signature North East are delighted to welcome to the property market this elegant, four-bedroom detached home situated on Coanwood drive, Whitley Bay. The home boasts contemporary décor and spacious living throughout, as well as being ideally located with an array of shops, restaurants, cafes and highly regarded schooling nearby, giving this property the perfect family home potential.

Upon entry into the property finds a welcoming entrance hallway with access to the ground floor rooms and the staircase which provides storage space underneath. To the right is the living room, decorated with traditional features such as an electric fire. The patio doors lead out into the garden area, perfect for the summer time and allow natural light to fill the room. To the left of the hallway is the sitting area, perfect for quiet time reading a book or a great working environment like a home office if desired. The open plan kitchen/dining area provides versatile space for entertaining family and friends, with enough space for an 8-person table. The kitchen is equipped with many integrated appliances such as a dishwasher, fridge freezer, washing machine/tumble drier, gas hob, extractor fan, an electric oven and an electric fan oven. It also provides a great deal of storage space via wall and base kitchen cabinets, the sleek white finish contrast against the black glossy floor tiling adding a modern touch. To complete the ground floor is a handy downstairs W.C.

Upstairs to the first floor finds the four bedrooms, all providing ample space for furnishings and benefit from fitted wardrobes for extra storage. The master bedroom is conveniently equipped with an en-suite bathroom, fitted with a walk-in shower and glass surrounding, storage cupboard, sink unit and w.c. To complete the first floor is the family bathroom which has a large mirror feature covering the half of one wall, storage unit with draws, a bath, W.C and sink basin.

Externally, the property on offer has a detached double garage with shelving and cupboards for storage and a driveway, offering off-road parking for up to 4 cars. To the rear of the property is a sizeable landscaped garden area, laid mainly with lawn as well as a tiled patio, perfect for alfresco dining.

The property is double glazed and benefits from fully insulated, partly-boarded loft space and has access to Fibre-optic broadband.

Street view image is out of date

Tenure: Freehold
Council tax band: E

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Total area: approx. 139.3 sq. metres (1499.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
14'8" x 14'7"

Sitting Room
9'11" x 6'9"

Kitchen / Dining Room
22'3" x 11'1"

WC
6'4" x 3'5"

Bedroom One
21'7" x 11'1"

En Suite
7'3" x 5'1"

Bedroom Two
14'11" x 12'4"

Bedroom Three
11'6" x 8'9"

Bedroom Four
11'2" x 10'2"

Bathroom
7'8" x 6'3"

Energy Efficiency Rating

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





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