


SIGNATURE

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 Coanwood Drive, Whitley Bay NE25 9GB

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Offers In The Region Of £510,000

Signature North East welcomes you to Coanwood Drive, Whitley Bay – a stunning property that perfectly blends space, comfort, and style. This home is surrounded by convenient amenities and nearby educational institutions, parks, and recreational areas. The area boasts excellent road networks, reliable transport links, and eco-friendly walking and cycling paths, enhancing both accessibility and a healthy lifestyle.

As you enter, the spacious hallway leads to the inviting living room, featuring a fireplace and French doors that open to the back garden. This room is perfect for hosting family events or relaxing together. Opposite, the sitting room, flooded with natural light from two windows, provides a peaceful retreat. Both rooms, along with the hallway, boast beautiful wood floors that enhance the warm and welcoming atmosphere. The kitchen/dining room is the heart of the home, perfect for both formal and informal family meals. It offers ample storage with a variety of wall and base units, along with generous counter space for meal prep. The kitchen is equipped with a dishwasher, fridge freezer, washing machine/tumble dryer, gas hob, extractor fan, and two electric ovens. Additional storage is available under the stairs, and a ground floor WC complete this level.

Upstairs, four generously sized double bedrooms await, all equipped with wardrobes, perfect for a growing family or guests. The master bedroom features a three-piece en-suite with a walk-in shower, while the family bathroom includes a bathtub. The partially boarded loft provides additional storage.

Outside, the back garden features a patio and lawn, ideal for outdoor entertaining, with a charming plant border. A double garage and driveway provide parking for up to four cars.

Don't miss the opportunity to make this beautiful home yours. With ample storage and a lovely location, this charming property is perfect for growing families. Contact Signature North East today to arrange a viewing.



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

PROPERTY FLOORPLAN

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"

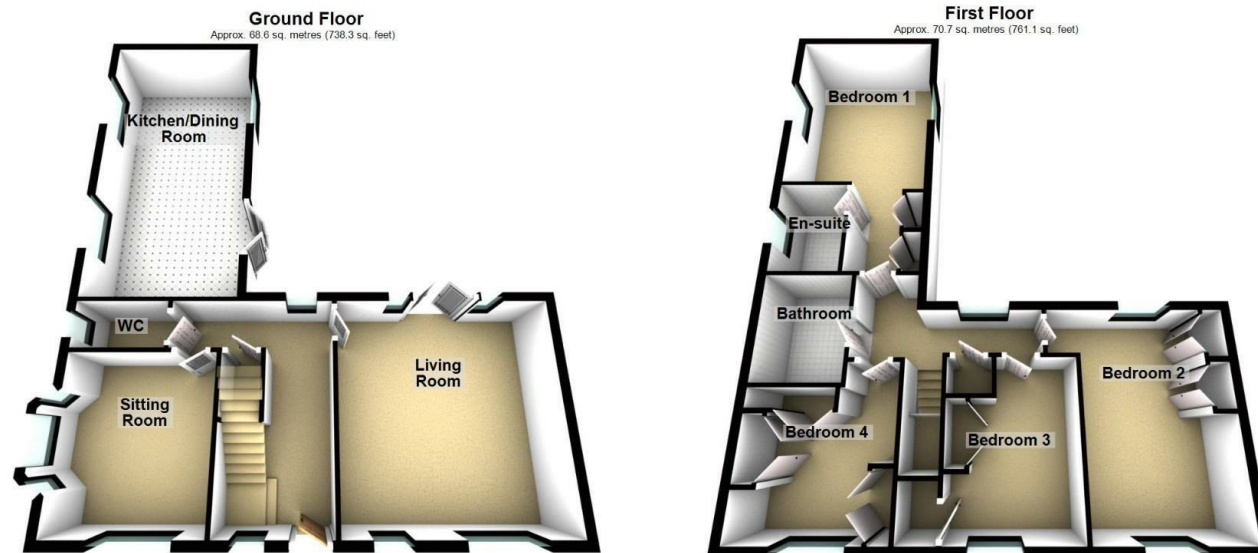
En Suite
7'3" x 5'1"

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"



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.

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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