


# SIGNATURE

## NORTH EAST

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 Well Ridge Park, Whitley Bay NE25 9PQ

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## Offers Over £630,000

Signature North East is delighted to introduce this stunning four-bedroom detached home nestled within a quiet cul-de-sac location in the highly desirable Well Ridge Park in Whitley Bay. This exceptional property offers spacious and comfortable living throughout. It provides an array of useful amenities, including great eateries, shops, effortless transportation links to the city center, proximity to the coast, and access to highly regarded schools, making it a perfect opportunity for families.

As you enter, you are greeted by a spacious entrance hallway that provides access to the ground floor's main rooms, a staircase leading to the first floor, and a convenient W.C. The first room is the well-lit living room, featuring French doors that lead to the rear, filling the space with natural light. This room also boasts a fireplace and surround, creating a warm and cozy atmosphere, with ample room for your furniture. Adjacent to the living room is the dining area, offering flexibility for your preferred layout. Moving on, you'll find the charming open-plan kitchen/diner, complete with shaker-style wall and base units that offer plenty of storage space. This area is also suitable for a dining table, providing a casual dining spot. Additionally, the kitchen is equipped with integrated appliances, including a dishwasher. Connected to the kitchen is the utility room, granting access to the back garden and extra storage space. Completing the ground floor is the versatile study, ready to accommodate your specific needs and furnishings.

Ascending to the first floor, you will discover four generously sized rooms, each comfortably accommodating a double bed and additional furnishings, as well as benefiting from fitted storage space. The master bedroom boasts access to a modern ensuite that includes a walk-in shower and a sink with a floating vanity. Completing the first floor is the charming main bathroom, featuring a bath, shower, sink, and a W.C.

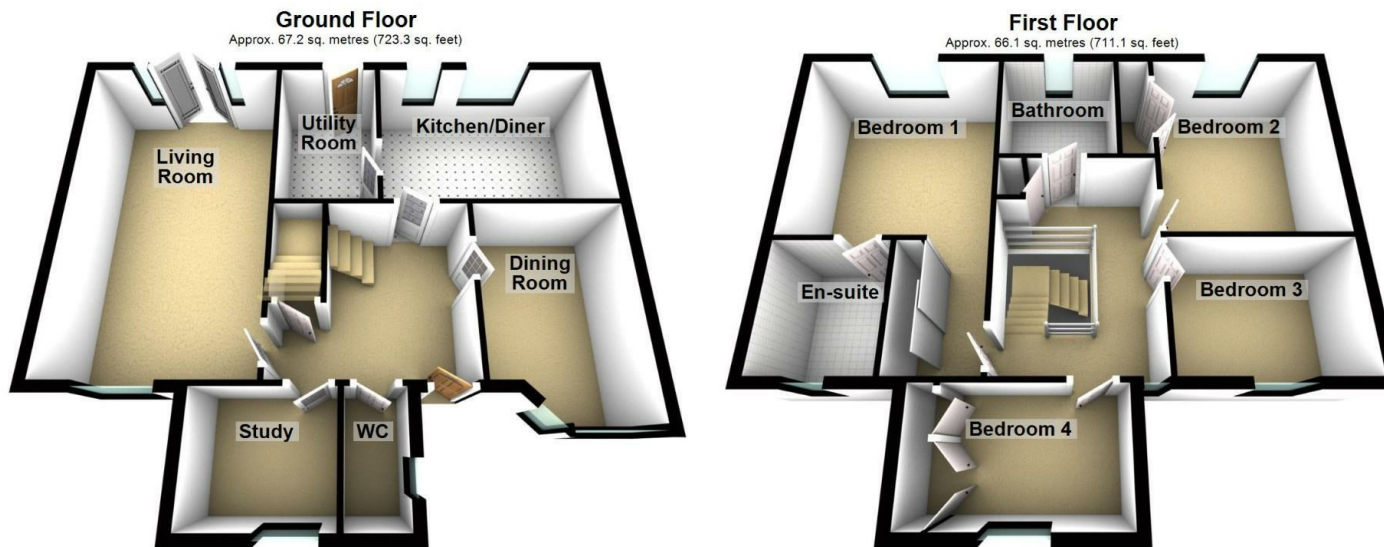
Outside at the rear of the home, you will find an expansive garden, predominantly laid to lawn, with a charming paved patio area that is perfect for alfresco dining. To the front, the property features a spacious garden, along with a generous driveway that provides ample off-street parking for multiple cars. Additionally, an impressive double garage includes fitted electric car charging points.

This property also benefits from a smart meter.



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

# PROPERTY FLOORPLAN



Total area: approx. 133.3 sq. metres (1434.5 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  
19'10" x 11'7"

Dining Room  
12'2" x 8'6"

Kitchen / Diner  
13'7" x 9'5"

Study  
7'6" x 6'7"

Utility Room  
9'5" x 5'11"

WC  
6'7" x 3'1"

Bedroom One  
19'10" x 11'9"

En Suite  
7'4" x 6'5"

Bedroom Two  
11'11" x 10'4"

Bedroom Three  
10'4" x 7'7"

Bedroom Four  
10'11" x 6'7"

Bathroom  
6'11" x 6'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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







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