


# SIGNATURE

## NORTH EAST

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 Marwood Court, Whitley Bay NE25 9XR

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## Offers Over £425,000

Signature North East is thrilled to introduce this delightful four-bedroom detached home, situated in the highly coveted area of Whitley Bay. The property features generously sized rooms, complemented by its prime location, offering proximity to a plethora of convenient amenities. These include the picturesque coastline, seamless transportation links to Newcastle city centre, local shops, and excellent eateries. Furthermore, this home is conveniently positioned near reputable schools, making it an ideal opportunity for families.

Upon entry, you will be welcomed by an inviting vestibule, guiding you to a central hallway that provides access to the main principal rooms on the ground floor. Adjacent to this hallway, you'll find a conveniently located cupboard and a W.C. The journey begins in the spacious living room, brightly illuminated by the elegant bay window. This room offers generous space for your preferred furnishings. Moving from the living room, you enter the dining room, bathed in natural light through lovely French doors that open onto the rear garden. This versatile space is well-suited for a family dining table or can be adapted to meet your specific needs. Concluding the first floor is the delightful, spacious kitchen/diner, featuring tasteful shaker-style wall and base units for ample storage. This room also provides sufficient space for a dining table and offers access to the rear garden.

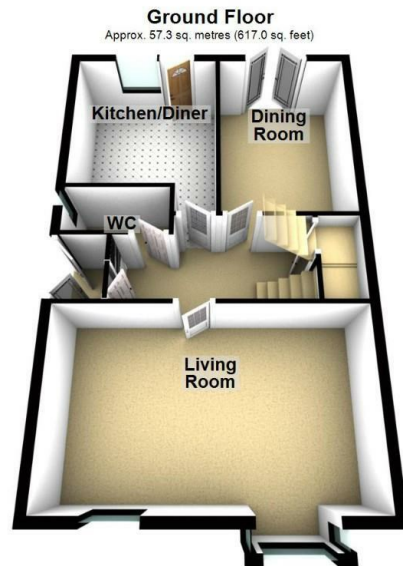
Ascending to the first floor, you will discover four generously proportioned bedrooms, all adorned with sliding wardrobes. Two of these bedrooms can comfortably accommodate a double bed along with any furnishings, while the other two bedrooms offer versatility to be transformed to suit your needs. The master bedroom showcases an ensuite that includes a walk-in shower, a hand basin, and a W.C. Completing the first floor is the main bathroom, recently fitted last year, which includes a hand basin, a walk-in bathtub with an attached seat that raises, a shower and W.C.

Externally, the rear garden presents a charming landscape, predominantly adorned with a beautiful lawn surrounded by delightful plants and greenery. A paved patio area enhances the outdoor space, providing an ideal setting for alfresco dining. This property offers ample off-street parking with a driveway and an impressive double garage.



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

# PROPERTY FLOORPLAN



Total area: approx. 114.3 sq. metres (1230.0 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  
19'7" x 11'11"

Dining Room  
12'9" x 9'1"

Kitchen  
12'9" x 10'2"

WC  
7'1" x 3'3"

Bedroo One  
12'3" x 10'2"

En Suite  
9'0" x 3'3"


Bedroom Two  
12'3" x 8'9"

Bedroom Three  
13'0" x 7'2"

Bedroom Four  
12'2" x 7'2"

Bathroom  
9'0" x 6'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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