


SIGNATURE

NORTH EAST

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 Front Street, Newbiggin-By-The-Sea NE64 6NU

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**Offers In The Region
Of £275,000**

Nestled in the tranquil surroundings of Newbiggin by the Sea, Signature North East are delighted to present this three-bedroom end terrace presenting a versatile living space. Formerly operating as a successful bed and breakfast, the property boasts generously sized rooms, providing ample space for comfortable living. Its enviable location is just a 2-minute stroll from the delightful beach, charming shops, and local restaurants. This residence combines the allure of spacious interiors with the convenience of proximity to key amenities.

Upon entering this delightful property via a newly installed front door, a welcoming vestibule guides you into the spacious living room, providing ample space for your preferred furnishings. The room is adorned with a beautiful fireplace and surround. Moving on, the versatile sitting room offers a blank canvas for personalization and relaxation also benefitting from access by a side door. Adjacent to the sitting room is the dining room, bathed in natural light from elegant French doors that open to the rear garden. This space serves as the perfect entertaining area. Continuing your exploration of the property, you'll find the recently installed kitchen. It boasts an abundance of storage space with attractive shaker-style wall and base units. Modern amenities, including an integrated Smeg oven and hob, contribute to a stylish and functional culinary space. Additionally, the kitchen conveniently leads to a vestibule providing access to the rear garden as well as a separate W.C.

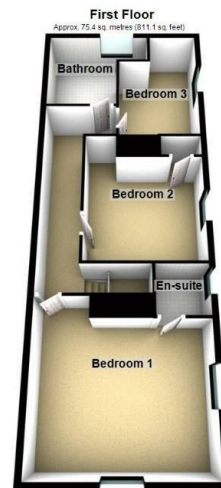
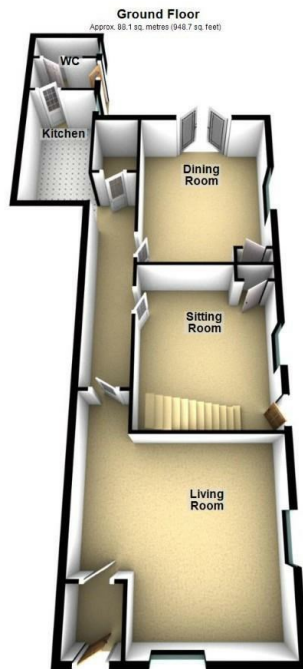
Ascending to the first floor, you will find three generously sized bedrooms, each capable of comfortably accommodating a double bed along with your preferred furnishings. The master bedroom distinguishes itself by offering ample space for a king-sized bed and features its own ensuite, adding a touch of luxury to this space. Completing the first floor is the well-appointed bathroom, which includes a generous bathtub, handbasin, and W.C.

Externally, at the rear of the property, a beautiful garden area awaits, adorned with mature greenery and plants that enhance the overall charm. The space offers ample room for outdoor seating, allowing residents to enjoy the tranquillity of the surroundings. Additionally, a spacious paved patio area provides a perfect spot for relaxation or outdoor gatherings. Convenient on-street parking is also available.



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

PROPERTY FLOORPLAN



Total area: approx. 163.5 sq. metres (1759.8 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
16'11" x 16'1"

Sitting Room
14'11" x 12'4"

Dining Room
15'10" x 12'4"

Kitchen
13'2" x 6'7"

WC
6'7" x 2'6"

Bedroom One
16'11" x 16'1"

En Suite
5'3" x 5'1"

Bedroom Two
12'5" x 11'8"

Bedroom Three
13'3" x 8'10"

Bathroom
11'5" x 7'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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