


SIGNATURE

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 Roxburgh Close, Whitley Bay NE25 0FG

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Asking Price
£199,950

Signature North East is thrilled to introduce this stunning property to the market, situated on Roxburgh Close in the quiet village of Seaton Delaval. Boasting three bedrooms and two bathrooms, this home is ideally situated in a tranquil estate, yet conveniently close to various amenities and within walking distance of local schools, making it a haven for families seeking comfort and convenience.

Stepping into the welcoming hallway, you are greeted by practicality and style, with a downstairs WC and a spacious cloak cupboard for all your storage needs. The front of the property unveils a generously sized reception room, complete with a charming fireplace. Through double French glass doors lies the second reception room, currently utilised as a dining area, seamlessly connecting to the rear garden via large glass patio doors. Adjacent to the dining room, the kitchen awaits, featuring modern gloss cabinets, upgraded worktops, and tiling, along with a gas hob and integrated oven.

Ascending the stairs, you're greeted by a landing leading to three bedrooms and a family bathroom. The master bedroom exudes comfort with its generous proportions, complemented by large fitted sliding wardrobes and an en-suite shower room. The two additional bedrooms facing the rear of the property are bathed in natural light, creating airy spaces. The family bathroom, spacious and well-appointed, offers a WC, washbasin, and bath, catering to the needs of the entire household.

Externally, the property delights with a garage and driveway to the side, providing ample parking. The private back garden, paved with tasteful flower beds, offers an inviting space for outdoor seating and entertainment, perfect for enjoying the tranquility of the surroundings.

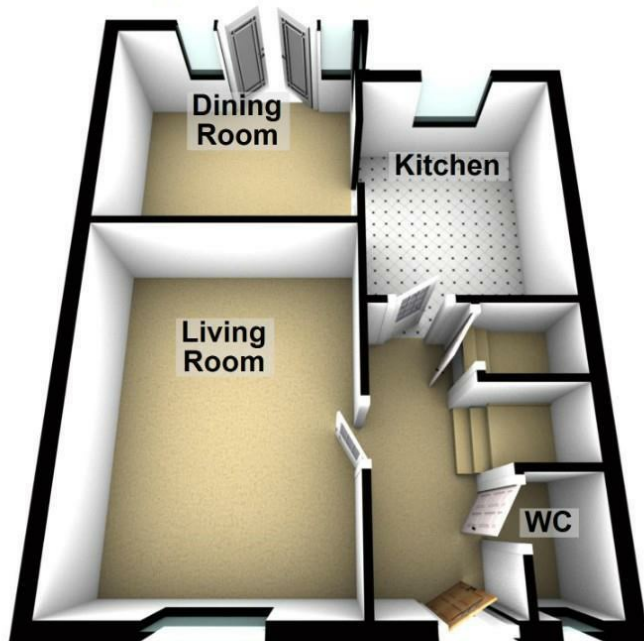


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

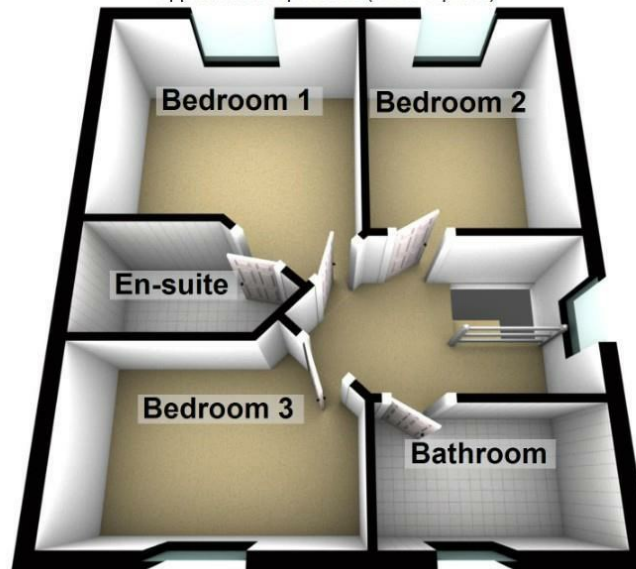
Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 80.7 sq. metres (869.1 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
14'7" x 10'9"

Dining Room
10'9" x 9'7"

Kitchen
10'2" x 8'2"

WC
4'9" x 2'9"

Bedroom One
10'9" x 10'2"


En Suite
7'8" x 4'5"

Bedroom Two
10'1" x 8'2"

Bedroom Three
10'9" x 7'0"

Bathroom
8'2" x 4'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	76	
(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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