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 Blanchland Drive, Whitley Bay NE25 0TY

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Offers Over £475,000

Signature North East is delighted to present this exceptional 4-bedroom detached property, located on the serene cul-de-sac of Blanchland Drive in the picturesque village of Holywell. This residence stands as the largest and most private property in the development, offering an unparalleled level of tranquillity. Situated in close proximity to the stunning Whitley Bay coastline, the home is ideal for families, with excellent schools nearby and the scenic woodlands of Holywell Dene on its doorstep. The property benefits from superb transport links, including the nearby A19 and several metro stations, ensuring easy access to the entire coastline and Newcastle city centre.

Upon entering the property, you are greeted by a welcoming central hallway with access to a convenient W.C. The journey continues into a spacious and bright living room, highlighted by a large window that allows natural light to flood the space. The focal point of this room is a beautiful real flame fireplace, complemented by a marble base. Elegant double doors lead into a quiet and expansive conservatory, which runs the full width of the property and offers a perfect space for entertaining, featuring velux windows and access to the rear garden through two sets of double doors. The conservatory is also accessible from the secondary sitting room via double doors. The open-plan kitchen/diner is equally impressive, with a breakfast bar and an abundance of space provided by attractive wall and base units, enhanced by sleek granite countertops. The kitchen also includes integrated appliances, such as a double oven and dishwasher, installed just three years ago, and offers access to a large utility room with a bordered loft above it.

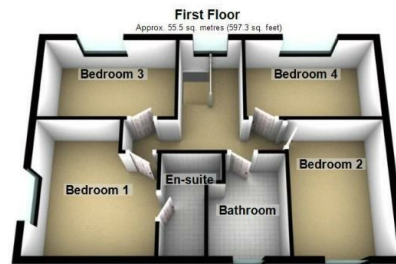
As you ascend to the first floor, you will find four generously sized bedrooms, each capable of accommodating a double bed and additional furnishings. The master bedroom features a stylish en-suite with a walk-in shower, W.C., and hand basin. The floor is completed by a modern family bathroom, which includes a bathtub, walk-in shower, hand basin, and W.C. Additionally, a large semi-bordered loft is located at the top of the property, providing ample storage space.

Externally, this home boasts a large, private garden laid with lawn and featuring an ample patio area, ideal for outdoor furniture. The garden also includes a hot tub, installed less than three years ago, with an overhead covering that allows sunlight to filter through while providing protection from the rain. The garden is exceptionally private, with mature trees ensuring it is not overlooked. A secluded section of the garden contains a shed, which will remain with the property. The extensive private driveway offers parking for up to six cars and leads to a double garage, which previously had planning permission for an extension above.



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

PROPERTY FLOORPLAN



Total area: approx. 174.9 sq. metres (1882.5 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
19'8" x 11'4"

Sitting Room
11'8" x 9'6"

Kitchen / Diner
11'8" x 9'10"

Conservatory
27'6" x 10'5"

Utility Room
8'8" x 7'7"

WC
7'6" x 2'9"

Bedroom One
11'9" x 10'8"

En Suite
8'7" x 5'1"


Bedroom Two
11'9" x 8'3"

Bedroom Three
12'0" x 7'7"

Bedroom Four
11'10" x 7'7"

Bathroom
8'7" x 6'6"

Double Garage
18'6" x 14'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
England & Wales	EU Directive 2002/91/EC 	





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