

# SIGNATURE

## NORTH EAST

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Pear Tree Way, New Hartley NE25 0GL

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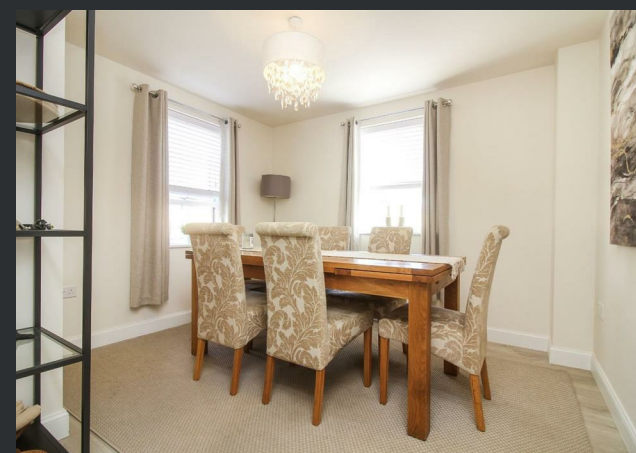
**Asking Price**  
**£349,950**

Signature North East proudly presents this exceptional four-bedroom detached property, newly built and situated on a desirable corner plot within a peaceful and quiet estate in New Hartley, Whitley Bay. This modern family home is ideally positioned in close proximity to the stunning coastline, with convenient access to Seaton Delaval, Seaton Sluice, and surrounding areas. Excellent road links, the seafront, and reputable local schools make this a prime location for families.

Upon entering the property, you are greeted by a central hallway, which provides access to a convenient W.C. The spacious living room is the first room you'll step into, offering ample space for your desired furnishings and bathed in natural light from a large window. The living room also boasts elegant French doors leading to the rear garden, creating a seamless connection between indoor and outdoor living. The open-plan kitchen/dining area is the heart of the home, featuring a large central island and space for a dining table. The kitchen is equipped with a plethora of attractive wall and base units, sleek countertops, and a granite splashback. Integrated appliances include a fridge freezer, washing machine, dishwasher, microwave, oven, induction hob, and a wine cooler. The property also features a large separate dining room, ideal for formal gatherings.

As you continue your journey to the first floor, you'll discover four well-proportioned bedrooms. Bedrooms 1, 2, and 3 can comfortably accommodate a double bed and additional furnishings, with Bedroom 1 further benefiting from stylish sliding door fitted wardrobes and a luxurious en-suite, complete with a shower, hand basin, and W.C. Bedroom 4 provides versatile options, perfect as a home study or children's bedroom. Completing this floor is the family bathroom, which includes a bathtub, hand basin, and W.C.

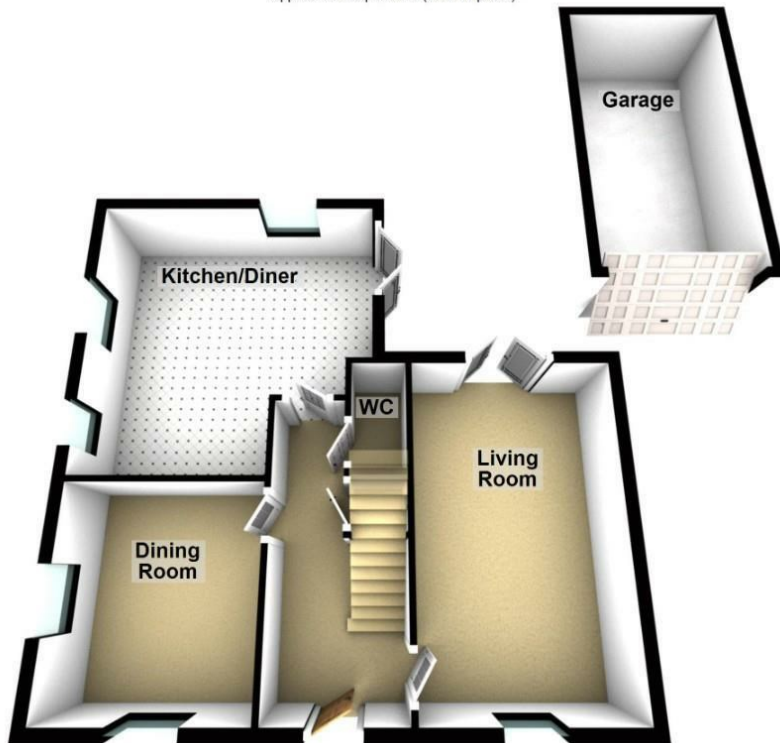
Externally, this home offers a large south-facing garden, laid to lawn with two patio areas, perfect for outdoor furniture and entertaining. Additionally, the property features a driveway that can comfortably accommodate three cars and a single garage, providing ample parking and storage space.



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

# PROPERTY FLOORPLAN

**Ground Floor**  
Approx. 71.6 sq. metres (770.3 sq. feet)



**First Floor**  
Approx. 55.9 sq. metres (601.5 sq. feet)



Total area: approx. 127.4 sq. metres (1371.8 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  
16'10" x 10'2"

Dining Room  
10'8" x 9'9"

Kitchen / Diner  
15'1" x 15'1"

WC  
5'5" x 2'11"

Bedroom One  
15'1" x 10'2"

En Suite  
6'9" x 3'10"


Bedroom Two  
15'1" x 10'2"

Bedroom Three  
11'11" x 9'0"

Bedroom Four  
7'5" x 7'0"

Bathroom  
6'9" x 5'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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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