


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Ridge End Drive, Whitley Bay NE25 0FR

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Asking Price
£375,000

Signature North East welcomes you to Ridge End Drive, Seaton Delaval, a stunning 4-bedroom detached home nestled in a serene and picturesque setting. This desirable area offers a range of amenities for daily needs, making it a prime spot for families. The neighbourhood features reputable schools, with a new high school under construction, and boasts scenic parks like Seaton Delaval Park and Astley Park, perfect for outdoor activities and leisure. A new train station will soon simplify commuting to Newcastle, while the A19 provides excellent access to nearby towns. Additionally, the proximity to Whitley Bay enhances the area's appeal with its variety of amenities and entertainment options.

Upon entering this beautiful home, you are welcomed into the bright living room, complete with a box bay window that creates a cosy nook and floods the space with natural light, ideal for hosting formal gatherings or enjoying quiet family time. Adjacent is the heart of the home, a combined family room, dining area, and kitchen. The dining space features bi-fold doors opening onto the back garden, offering a seamless indoor-outdoor flow and underfloor heating. The modern kitchen boasts ample wall and base units, generous counter space, and a peninsula for casual dining, all complemented by integrated appliances. A utility room off the kitchen provides additional storage and workspace. Completing the ground floor is a functional WC.

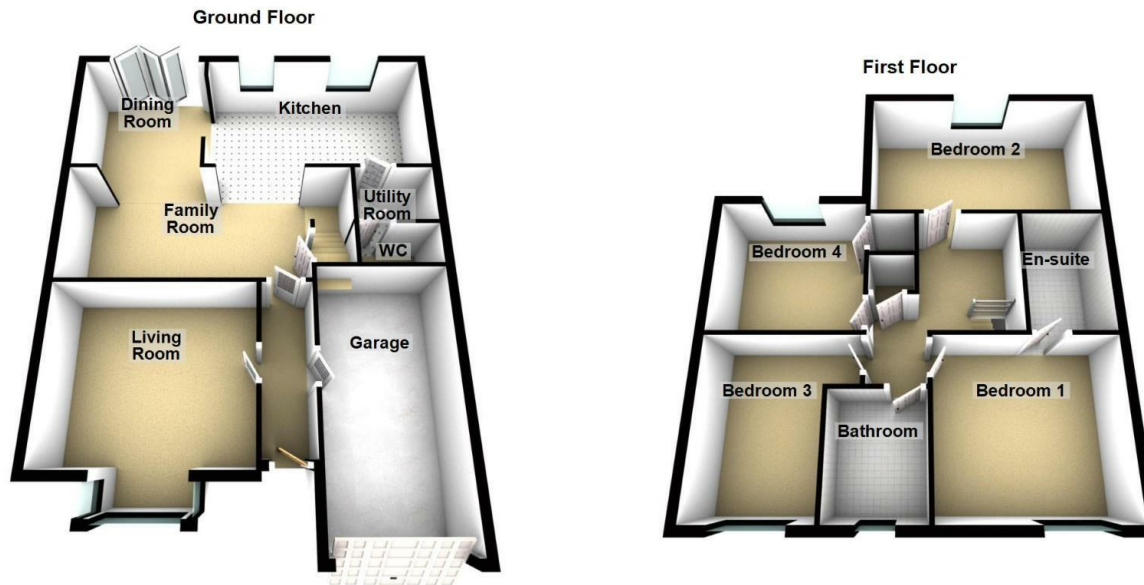
Upstairs, four spacious double bedrooms provide versatility for a growing family, hosting guests, or creating office space. The master bedroom includes a three-piece en-suite with a walk-in shower. The remaining bedrooms share a well-appointed family bathroom with a bathtub.

The private back garden boasts a patio area and a lush lawn, perfect for outdoor entertaining or peaceful relaxation. A gate provides direct access to a farmer's field, offering scenic walks to New Hartley, Delaval Hall, or even all the way to the coast. The land is protected, with no planning permission granted for new developments, ensuring the area's charm and tranquillity. The property also includes a single garage, ideal for secure parking or storage, alongside a double driveway that accommodates two additional vehicles, providing ample off-street parking for family and guests.



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

PROPERTY FLOORPLAN



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
13'8" x 11'10"

Family Room
20'6" x 8'8"

Dining Room
9'6" x 9'5"

Kitchen
16'7" x 9'6"

Utility Room
5'7" x 4'3"

WC
5'7" x 2'11"

Bedroom One
12'1" x 11'3"

En Suite
9'4" x 5'7"


Bedroom Two
16'4" x 9'6"

Bedroom Three
11'3" x 10'2"

Bedroom Four
10'2" x 9'4"

Bathroom
7'9" x 6'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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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