

# SIGNATURE

## NORTH EAST

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Brockwell Grove, Whitley Bay NE25 9GF



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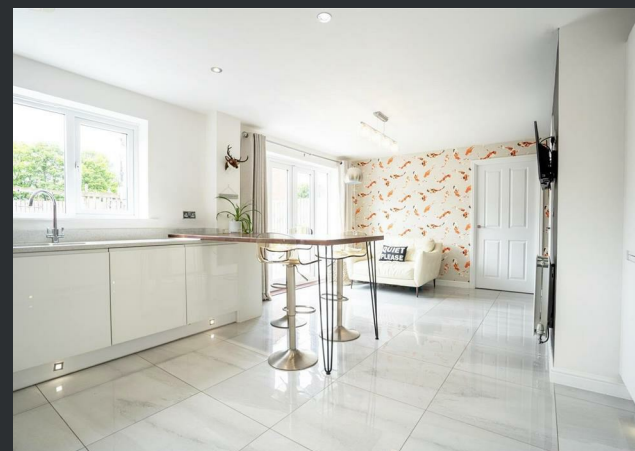
## Offers In The Region Of £575,000

Signature North East is delighted to welcome to the market this beautifully presented four-bedroom detached property, ideally located in the highly sought-after area of Whitley Bay. This generous family home is positioned close to the stunning coastline, with Earsdon village and Whitley Bay town centre just a short distance away, offering a range of amenities, shops, and cafes. The location is perfect for families, with numerous highly regarded schools nearby, including the ever-popular Whitley Bay High School.

As you enter the property, you are welcomed into a central hallway, which also provides access to a convenient ground floor W.C. The first reception room is a spacious and bright living room, complete with a large bay window and ample space for your desired furnishings. The heart of the home is the spacious open-plan kitchen and dining area, thoughtfully styled to offer two distinct zones for cooking and entertaining. The kitchen itself features a breakfast bar with seating for four, a sleek range of wall and base units, and modern worktops, ideal for everyday family life. The dining area offers ample space for a large table and is perfectly positioned beside elegant French doors, which open out to the rear garden, creating a seamless connection between indoor and outdoor living. Adjacent to the kitchen is a useful utility room with additional garden access.

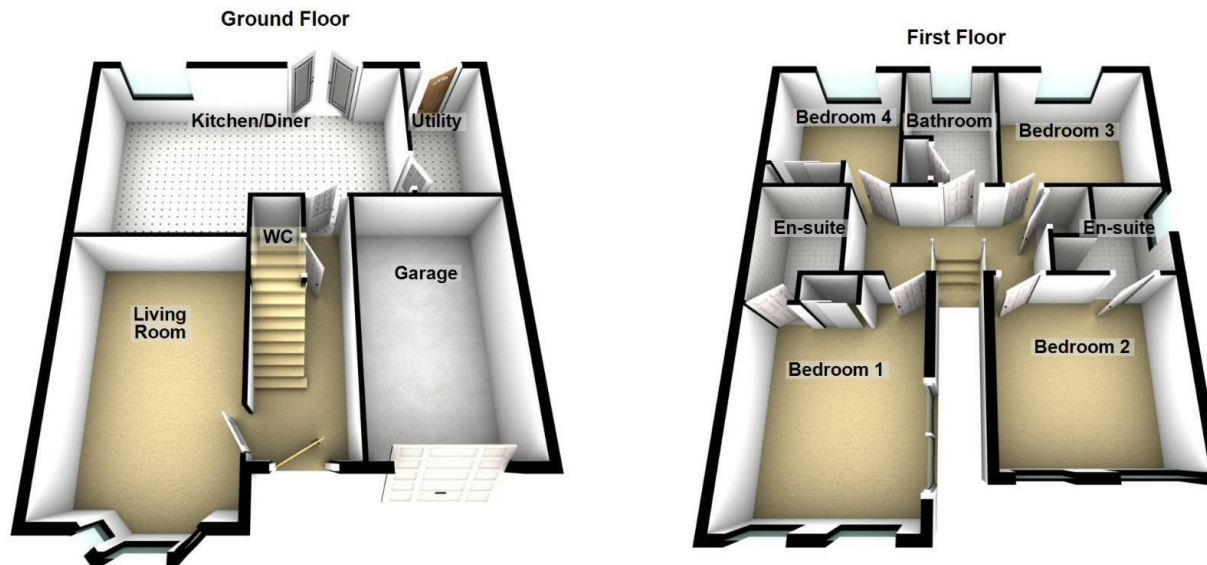
Upstairs, the first floor hosts four well-proportioned bedrooms. Bedrooms one, two, and three can comfortably accommodate double beds along with additional furnishings and bedroom four is currently used as a home office. Bedrooms one and four benefit from fitted wardrobes, and both bedrooms one and two enjoy the added convenience of en-suite shower rooms. Completing this floor is the family bathroom, featuring a bathtub, separate shower, hand basin and W.C.

The generous rear garden enjoys full sun from morning through to evening, making it the perfect backdrop for summer living. With a beautiful open aspect and not overlooked at all, the space offers rare privacy and tranquillity. A large patio area invites relaxed al fresco dining and evening gatherings, while the outdoor kitchen makes entertaining effortless. Whether it's a morning coffee in the sun or weekend barbecues with friends, this garden is designed to be enjoyed. To the front, a private driveway provides off-street parking for two cars and leads to an integral garage for added convenience.



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

# PROPERTY FLOORPLAN



Total area: approx. 146.1 sq. metres (1572.4 sq. feet)

## Measurements:

Living Room  
16'10" x 11'3"

Kitchen / Diner  
13'9" x 22'3"

Utility Room  
10'9" x 5'7"

W.C  
5'9" x 3'2"

Bedroom One  
12'9" x 11'3"

En-Suite  
8'1" x 5'8"

Bedroom Two  
11'8" x 11'6"

En-Suite  
7'6" x 6'1"

Bedroom Three  
9'9" x 10'9"

Bedroom Four  
9'6" x 9'1"

Bathroom  
9'9" x 6'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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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