

# SIGNATURE

## NORTH EAST

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📍 The Brambles, Whitley Bay NE25 0RQ



# The Brambles, Whitley Bay NE25 0RQ

**Asking Price**  
**£335,000**

Signature North East welcomes you to this beautifully presented four-bedroom detached home, ideally located in the well-regarded area of New Hartley, Whitley Bay. Set in a peaceful location surrounded by green space, this property offers the perfect balance of tranquillity and convenience, with a range of amenities just a short distance away. Excellent transport links are close by, including Seaton Delaval Train Station, providing easy access for commuters and days out.

Step through the welcoming hallway into the spacious living room, featuring a large bay window that fills the space with natural light and offers ample room for furnishings. The modern kitchen is fitted with attractive wall and base units, sleek countertops, and integrated appliances including a washing machine and tumble dryer. Flowing from here, the generous dining area is ideal for hosting, while the adjoining conservatory provides the perfect seating area with access to the garden. Completing the ground floor is a useful utility room and a convenient WC.

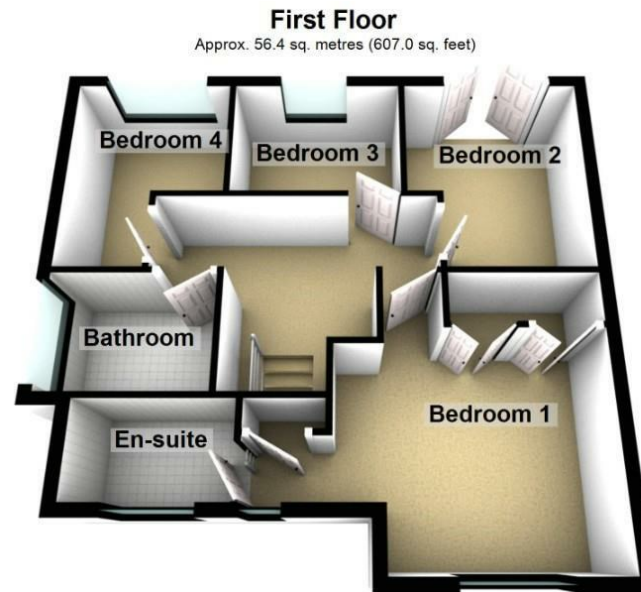
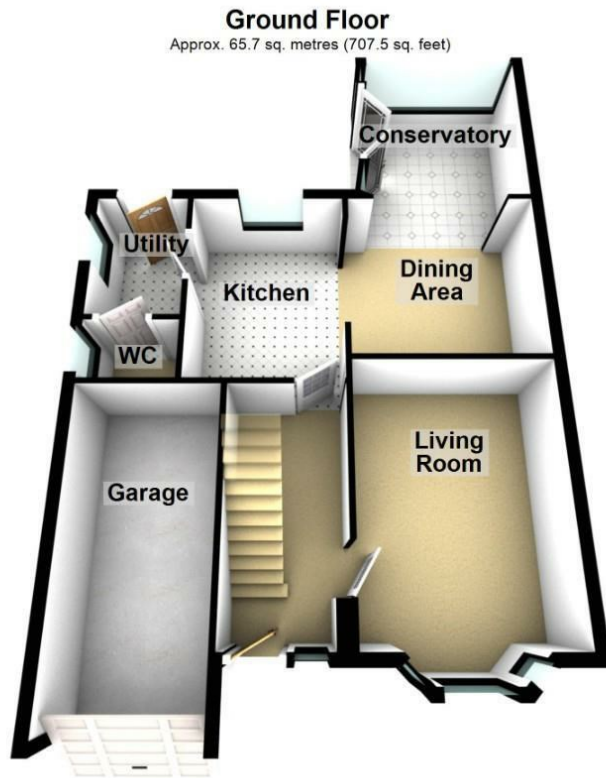
Upstairs, you'll find four double bedrooms. The main bedroom is a spacious retreat with fitted wardrobes, a large window, and an en-suite. Bedroom two opens onto a luxurious balcony with glass panels, offering beautiful views of the greenery beyond. Completing the first floor is the stylish family bathroom, featuring a bathtub with an attached shower, wash basin, and WC.

Externally, this home offers a private rear garden laid with artificial lawn and a patio area, perfect for outdoor furniture and family time. A luxurious balcony, garage, and generous driveway provide excellent outdoor space and off-street parking. This wonderful property combines modern living with peaceful surroundings, making it an excellent choice for families seeking comfort and convenience.



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

# PROPERTY FLOORPLAN



12 The Brambles

## Measurements:

Living Room  
14'1" x 10'5"

Kitchen  
10'11" x 8'5"

Dining Area  
9'5" x 10'4"

Conservatory  
9'6" x 9'1"

Utility  
7'3" x 5'1"

W.C  
3'3" x 5'1"

Bedroom One  
10'2" x 10'5"

En Suite  
4'7" x 8'5"

Bedroom Two  
10'7" x 8'5"

Bedroom Three  
6'9" x 8'8"

Bedroom Four  
10'0" x 8'0"

Bathroom  
6'4" x 8'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(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		

England & Wales

EU Directive  
2002/91/EC











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