



Puffins

10 Bernicia Way, Beadnell



SANDERSON
YOUNG



Puffins

10 Bernicia Way, Beadnell, Chathill,
Northumberland, NE67 5EJ

A superb, spacious three bedroom detached holiday home on this much sought after coastal development in Beadnell, with a south west facing decked terrace, store for bikes and paddleboards, and driveway parking for two cars - a successful commercial holiday let, minutes from Beadnell Bay and Harbour, miles of sandy beaches, and the popular cafe/restaurant 'The Landing'.

The house is ideally positioned for easy access to the village and local amenities, as well as the many tourist attractions of Northumberland's Heritage Coastline.

An attractive New England style home constructed by Lindisfarne homes in 2017 - a three bedroom 'Sandpiper' style house, and successful holiday let investment for 7 years (with full details available on request).

Price Guide:

Guide Price £545,000

 3  1  2  D



The property, bought from new, has been further improved in recent years with the refurbishment of the ground floor, with a new contemporary kitchen & appliances and new soft furnishings, as well as being partly redecorated. The property benefits from Solar panels (not connected), a security alarm system (not connected), high speed broadband and a lovely southwest facing decked terrace seating area.

Ground floor - Entrance hallway with double door cloaks cupboard | Ground floor WC | Impressive open plan reception room incorporating a double height ceiling and galleried landing, benefiting from natural light from the south facing rear aspect | Sitting/dining area has a full height vaulted ceiling, a wood burning stove set onto a stone hearth, triple aspect windows, attractive corner window seat and French doors opening to the decked terrace | Fitted kitchen with a range of cabinets and storage - integrated gas hob, electric oven, washing machine, dishwasher, and fridge/freezer | Ground floor bedroom.

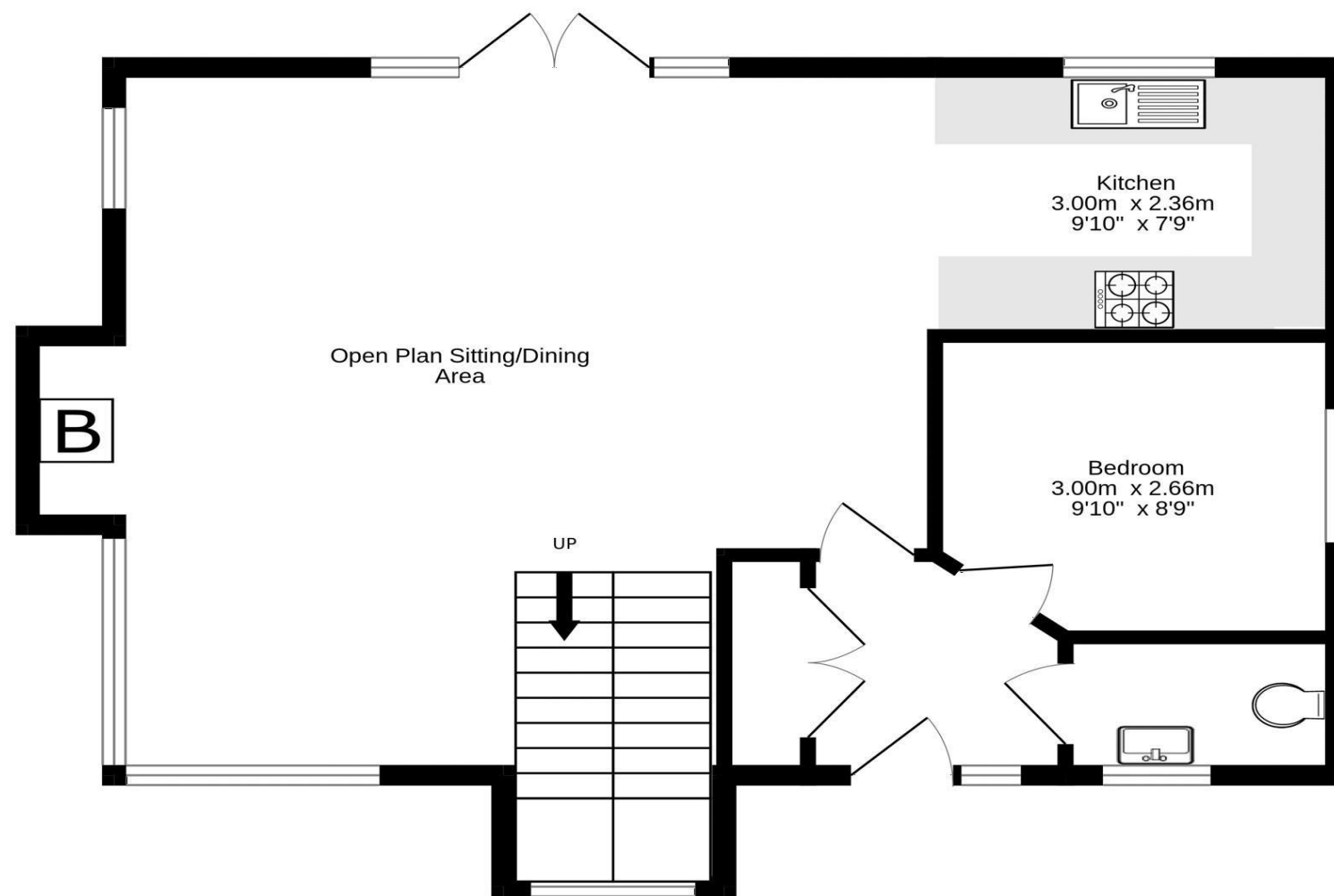
First floor - Half landing with a full height picture window overlooking central lawned area | Galleried first floor landing overlooking the open plan living/dining room | Master bedroom with French doors opening to a Juliet balcony | Ensuite shower room/wc | Second twin bedroom | Family bathroom/WC.



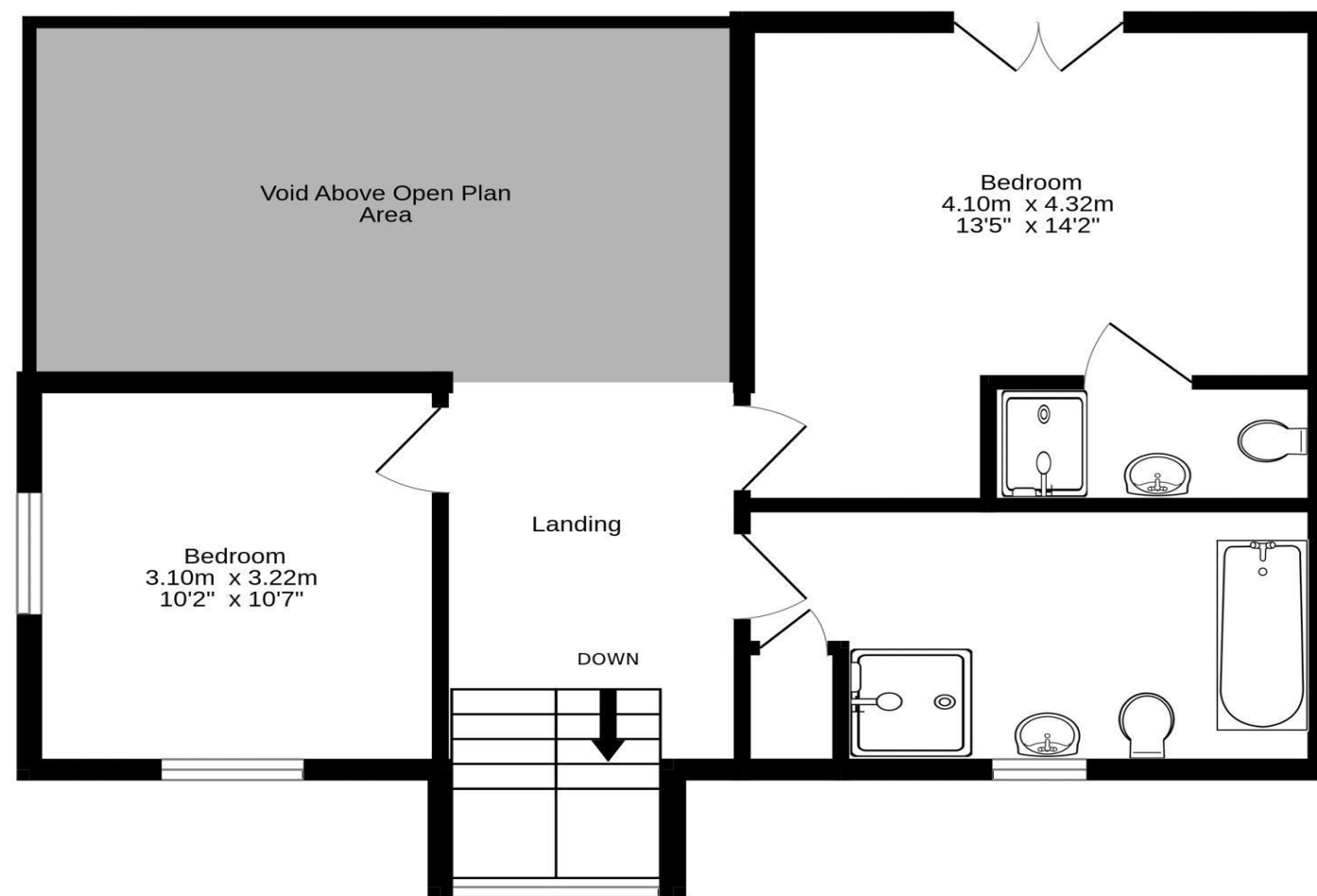
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Ground Floor
58.9 sq.m. (634 sq.ft.) approx.



1st Floor
42.9 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 101.7 sq.m. (1095 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Externally - The property has open lawned gardens, with a private south west facing decked terrace, ideal for outside entertaining and barbecues. There is an external cupboard for the safe storage of bikes and paddleboards/kayaks etc, and a driveway with parking for two cars.

Contents and furniture by separate negotiation.

Services: Mains Electricity, Water & Drainage | Propane Gas Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: D

Annual Site Maintenance Charge of approx. £990 to Kingston Property Services to include grass cutting and use of Tennis Courts on site

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