

SIGNATURE

NORTH EAST

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📍 Astley Drive, Whitley Lodge NE26 4AE

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Offers Over £1,250,000

This is a RARE & DESIRABLE property. To watch or bid visit Rare & Desirable, The Bidding Platform. All viewings and surveys must be arranged via the Estate Agent.

An exceptional opportunity awaits to acquire this remarkable five-bedroom detached residence, enviably positioned on the highly desirable Astley Drive in Whitley Lodge. Just moments from the award-winning Whitley Bay beach and the prestigious Whitley Bay Golf Club, the property is surrounded by excellent local amenities, highly regarded schools, leisure facilities and a wealth of popular restaurants and bars—offering the perfect coastal lifestyle.

The welcoming entrance hall leads through double doors to a generous open-plan living room, tastefully styled and centred around an elegant fireplace with a log burner. From here, the bright sun room is flooded with natural light from dramatic floor-to-ceiling windows and a skylight above the seating area. Impressive twin glass doors open into the showpiece kitchen and dining room, where bi-fold doors span the dining space to frame glorious views of the rear garden and invite seamless indoor-outdoor living. A cylindrical freestanding log burner set against a textured dark stone-effect wall provides a dramatic focal point. The high-end kitchen pairs traditional cabinetry with modern convenience, boasting a central island with integrated hob, sink and discreet storage, alongside premium appliances including twin ovens, microwave and a contemporary extractor canopy. The kitchen links to a utility room and downstairs W.C. with internal access to the garage, while the living room also leads to a separate study.

Upstairs boasts five well-presented bedrooms. The luxurious primary suite includes a walk-in wardrobe and a fully tiled en-suite with shower, W.C. and hand basin. Completing this floor is a stunning four-piece family bathroom, finished with floor-to-ceiling marble-style tiling and elegant black detailing, and featuring a double vanity unit, free-standing bathtub and walk-in shower.

Outside, the rear garden is laid to lawn with an extensive patio ideal for entertaining. At its far end stands an impressive summerhouse with a covered hot-tub area and double bi-fold doors opening to a private sauna and bar. A rear gate leads directly to scenic country walks, with the renowned Whitley Bay Golf Club set just beyond. To the front, a spacious driveway and garage provide ample off-road parking, complemented by a neat lawn, tasteful lighting and an electric vehicle charging point.

This property is being sold via the Modern Method of Sale, meaning the buyer and seller are required to complete within the agreed timescale of either 56 or 100 days (the "Reservation Period").

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee equal to 4.5% of the purchase price (including VAT), subject to a minimum of £6,600.00 including VAT. This fee reserves the property for the buyer during the Reservation Period and is in addition to the purchase price. It is considered within Stamp Duty Land Tax calculations.

A Legal Pack is provided. The successful bidder will pay £349.00 including VAT for this pack. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

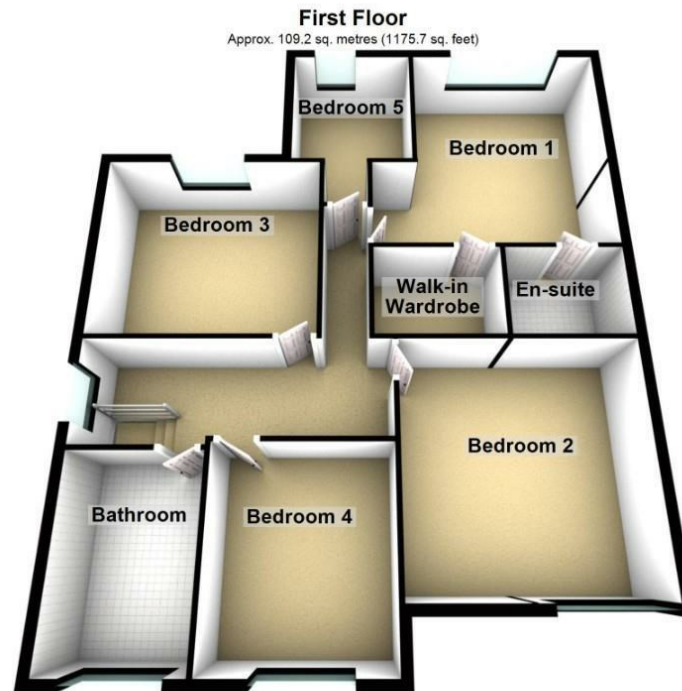
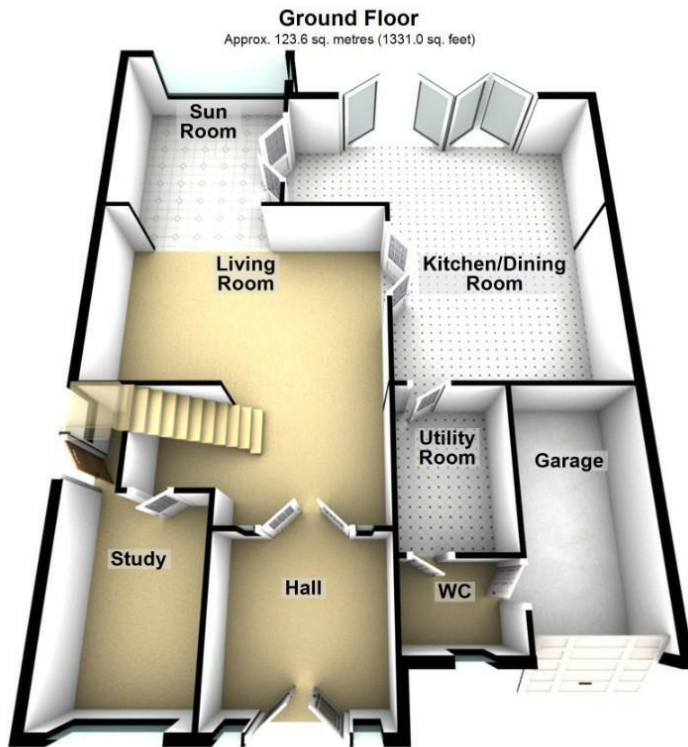
Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional. Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

Material Information: The information above has been provided by the vendor and may not be accurate. Please refer to the property's Legal Pack, which you can download on the right-hand side of the page or contact the Estate Agent for the most up-to-date information.

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



PROPERTY FLOORPLAN



Total area: approx. 232.9 sq. metres (2506.7 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
20'11" x 18'7"

Sun Room
12'7" x 11'6"

Kitchen / Dining Room
21'5" x 21'5"

Study
18'4" x 8'4"

Utility Room
9'7" x 6'7"

WC
6'7" x 4'10"

Bedroom One
21'5" x 15'9"

En Suite
7'5" x 5'10"

Walk in Wardrobe
8'0" x 5'10"

Bedroom Two
14'9" x 14'4"

Bedroom Three
14'0" x 12'4"

Bedroom Four
12'0" x 10'5"

Bedroom Five
8'8" x 8'1"

Bathroom
11'6" x 7'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	80
EU Directive 2002/91/EC		





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