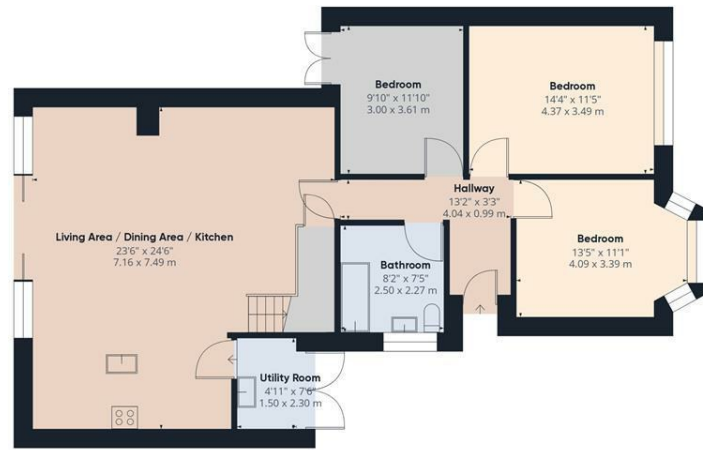




# Gerrard Road, Whitley Bay



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1663.74 ft<sup>2</sup>  
154.57 m<sup>2</sup>

Reduced headroom  
164.39 ft<sup>2</sup>  
15.27 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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		71	81
EU Directive 2002/91/EC			



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £525,000

## Description

IMMACULATELY PRESENTED AND FULLY REFURBISHED FIVE BEDROOM SEMI DETACHED CONVERTED BUNGALOW, PERFECTLY POSITIONED WITHIN WALKING DISTANCE OF WHITLEY BAY SEA FRONT

Brannen & Partners welcomes to the market this immaculately presented five bedroom converted bungalow, situated upon the sought after street of Gerrard Road. Unfolding over two floors, every element of this stunning home has been thoughtfully designed and refurbished by the current owner, with an abundance of natural light throughout. Benefitting from five sizeable bedrooms, two contemporary bathrooms and a superb extended open plan living, dining and kitchen space combined. This ideal home is complete with off street parking and a tranquil South facing rear garden.

Briefly comprising: Inviting L-shaped entrance hallway, provides instant access to all principal rooms of the ground floor level, furnished with LVT flooring that progresses into the rear extension. To the left, the contemporary primary bathroom is sizeable and fully equipped with a L-shaped bath with rainfall shower overhead, W.C and vanity wash basin with storage beneath.

To the end of the hallway, the rear of the property opens up fully to present an impressive open plan living, dining kitchen area spanning the width of the property. Complete with under stair storage and a vaulted ceiling creating a spacious and light environment, the South facing garden is on display via 5 metre patio doors with incorporated privacy film, you can truly bring the outdoor feel into the home. The room itself is sectioned into three; modern kitchen with hanging overhead lights, dining space and relaxing living area. With an island layout, the sleek and modern kitchen is fitted with white high gloss 'soft close' cabinetry, an integrated one and a half bowl sink with filtration tap, two double eye-level Stoves ovens offering both gas and electric, wine fridge, space for an American style fridge freezer and AEG dishwasher, as well as an Zanussi five ring black glass gas hob and breakfast bar with space for stool seating to the island. The functional utility space, accessed through the kitchen, houses the boiler, is fitted with cupboards and worktop plus space and plumbing for appliances, and a garage door for access to the front of the home.

Finalising this level, three of the five bedrooms are accessible via the central hallway. Bedrooms two and three are placed to the front of the home, one of which presents a large bay window flooding the space with natural light. Whilst the fourth bedroom displays a completely versatile space, with direct access to the rear garden via French doors.

Upon the first floor, the ample landing connects to the final two bedrooms. Naturally light due to the Velux window, the space itself to accommodate a home office or quiet reading corner. To the left, the fifth bedroom is currently utilised as a dressing space, with the opportunity to benefit a multitude of needs. Across the landing, the master suite unfolds. With a vaulted ceiling incorporating three Velux windows, the principal bedroom's dual aspect ensures the space is awash with natural light. Substantial in size, the bedroom currently holds a king size bed with further space for additional furniture and access to the en suite. Featuring a walk in shower, WC, heated towel rail and vanity wash basin featuring Anthracite glass sink and storage beneath, the en suite shower room displays a modern design and has been thoughtfully configured.

Externally, the south facing rear garden is a real asset to this impressive home. Uninterrupted in its position, the low maintenance space benefits from raised planters, gravelled sections and platform decking, perfect for enjoying the sun as it passes throughout the day. To the front of the home is a large driveway providing off street parking for multiple vehicles. This property's situation is truly unmatched, with Whitley Bay Sea Front to the bottom of the street, and outstanding local schools and transport links within walking distance.

Whitley Bay is a popular coastal town with a good selection of cafés and restaurants, as well as the recently refurbished Dome at the Spanish City. There are good road and local transport links in to the city centre and other coastal towns, as well as highly regarded schools at all levels.

### Hallway

13'3" x 3'2"

### Bedroom Three

13'5" x 11'1"

### Bedroom Two

14'4" x 11'5"

### Bedroom Four

9'10" x 11'10"

### Bathroom

8'2" x 7'5"

### Lounge Diner Kitchen

23'5" x 24'6"

### Utility Room

4'11" x 7'6"

### Landing

7'8" x 13'6"

### Bedroom Five / Wardrobe

10'7" x 10'4"

### Bedroom One

15'5" x 15'7"

### En Suite Shower Room

8'10" x 6'10"

### Rear Garden

### Tenure

Freehold

