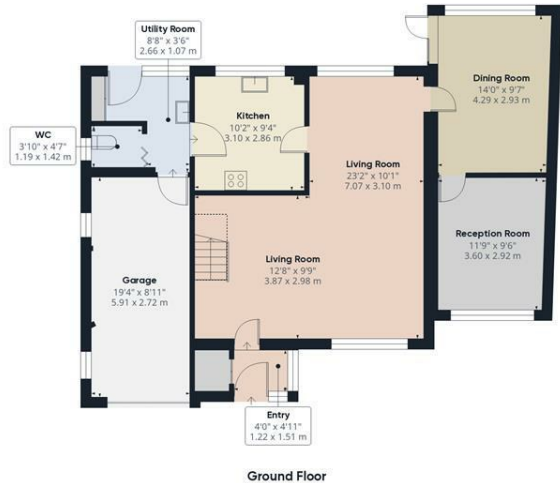




Darvall Close, Whitley Bay



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1402 ft<sup>2</sup>  
130.25 m<sup>2</sup>

Reduced headroom

16.01 ft<sup>2</sup>  
1.49 m<sup>2</sup>

(1) Excluding balconies and terraces

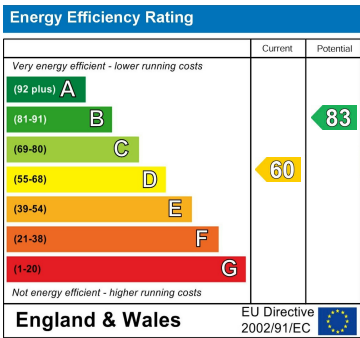
Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**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 In The Region Of £470,000



Description

SPACIOUS THREE BEDROOM DETACHED PROPERTY OCCUPYING AN ATTRACTIVE PLOT WITHIN THE SOUGHT AFTER LOCATION OF BEAUMONT PARK WHITLEY BAY - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this spacious three bedroom detached family home, situated within the highly regarded area of Beaumont Park, Whitley Bay. Boasting generous sized accommodation, garage and private gardens, the potential of this property makes for an exciting and rare opportunity which can only be appreciated by a visit.

Briefly comprising: Entrance porch leading to an impressive living room, which offers a generous amount of space and boasts a dual aspect. There are two further reception rooms, one of which overlooks the rear garden and has French doors opening out to the patio area. The kitchen has fitted units and gives access to a handy utility area, complete with separate W.C. and doors out to the rear garden and garage.

To the first floor are three bedrooms and family bathroom, comprising a bath and hand basin, sitting adjacent to a separate W.C.

Externally to the rear is a private mature garden laid mainly to lawn, secured with a fenced boundary and side access to the front of the home. The front garden presents a well maintained lawn, driveway parking and a garage.

Situated in one of the most prestigious and desirable areas in Whitley Bay, this ideal home is located within the exclusive Beaumont Park development. In close proximity of local supermarkets and amenities, the property is within the catchment area for a variety of highly regarded local schools at all levels. Also nearby is Whitley Bay Golf Course and the Wagonways nature route, with Whitley Bay seafront a leisurely walk or short drive away.

Entrance Porch

Living Room  
23'2" x 19'11"

Dining Room  
14'0" x 9'7"

Reception Room  
11'9" x 9'6"

Kitchen  
10'2" x 9'4"

Utility Room  
8'8" x 3'6"

W.C.

Bedroom One  
10'10" x 10'4"

Bedroom Two  
10'11" x 10'3"

Bedroom Three  
8'7" x 6'8"

Bathroom  
7'4" x 5'11"

W.C.

Garage  
19'4" x 8'11"

Tenure  
Freehold

