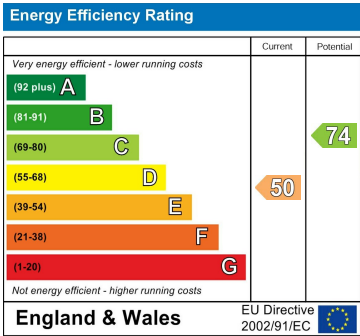




Studley Gardens, Whitley Bay



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.

Price Guide £460,000

Description

STUNNING SPACIOUS THREE BEDROOM SEMI DETACHED HOME
IDEALLY SITUATED WITHIN WHITLEY BAY OVERLOOKING THE
PEACEFUL MARDEN QUARRY NATURE RESERVE

Brannen & Partners welcome to the market this stunning three bedroom semi detached property, ideally situated within the heart of Whitley Bay. Boasting spacious accommodation throughout, the home benefits from three generous double bedrooms, front facing reception room, contemporary kitchen, considerable sunroom extension, convenient utility and sizeable modern bathroom & WC, complete with well sized rear garden and paved front garden.

Briefly comprising: Bright entrance vestibule leads directly into the spacious hallway. Complete with integral storage, the hallway provides access to all principal rooms of the ground floor including a convenient WC, as well as stairs to the first floor.

Positioned to the front of the property, the living space is filled with natural light, due to the large bay window fitted with plantation shutters. Furnished with a feature decorative fireplace, period ceiling coving and picture rail, the space has been modernised whilst retaining the original charm.

Moving into the rear of the home, the contemporary kitchen presents a sleek two tone design of charcoal grey and contrasting white. Presenting an island layout, the kitchen offers a variety of high gloss cabinetry, with integral fridge/freezer, dishwasher, two eye level ovens, hob, extractor hood and built in coffee machine, as well as designated space for further appliances. Bifolding doors connect the space seamlessly to the extended sunroom.

Considerably sized, the extended sunroom houses lantern style skylights and predominantly glass surround, to create a beautifully light space. Whilst double French doors allow direct access to the rear garden.

Completing the ground floor, a convenient utility room sits to the rear of the hallway, benefitting from access to the side of the home, as well as two integral storage cupboards, one of which housing fittings for a washing machine and tumble dryer.

Upon the first floor, the three double bedrooms and family bathroom are accessible via the open landing. The second bedroom is additionally fitted with back lighting to the chimney breast and a dropped ceiling with spotlights. Whilst the bedrooms to the front of the property overlook the peaceful Marden Quarry Nature Reserve. Sizeable and modern in design, the family bathroom offers a stylish design of grey and white contrasting textures. Furnished with a large walk in shower, WC, freestanding roll top bath and double bowl style vanity wash basin with storage beneath.

Externally to the rear, a well sized garden presents initial raised decking leading down to a lawned area, aside further decking and gravelled areas. Secured with a fenced boundary, gated side access leads to the front of the home.

Whitley Bay is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the Metro as well as excellent road links in to the city centre. The property is within easy reach of the sea front and Whitley Bay centre with its array of shops, cafes and restaurants.

Entrance Vestibule
3'10" x 3'4"

Hallway
3'4" x 15'1"

WC
3'2" x 5'7"

Living Room
12'8" x 14'8"

Kitchen
10'11" x 14'8"

Sunroom
21'8" x 12'4"

Utility Room
6'8" x 11'2"

Landing
5'0" x 8'10"

Bedroom One
11'10" x 14'11"

Bedroom Two
11'7" x 14'11"

Bedroom Three
8'6" x 9'10"

Bathroom
8'3" x 10'11"

Front & Rear Gardens

Tenure
Freehold

