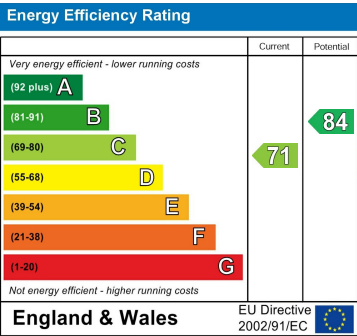




Muirfield, Whitley Bay



**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 £535,000



Description

CONSIDERABLE FOUR BEDROOM DETACHED FAMILY HOME TUCKED WITHIN A QUIET CUL-DE-SAC UPON A SOUGHT AFTER ESTATE IN WHITLEY BAY - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this expansive four bedroom detached property, positioned ideally within a cul-de-sac upon a sought after estate in Whitley Bay. Boasting four good sized bedrooms, two connecting reception rooms, breakfasting kitchen, separate study and two bathrooms, the sizeable home is complete with wrap around gardens and driveway leading to a detached double garage.

Briefly comprising: Welcoming entrance hallway connects to all principal rooms of the ground floor including a convenient WC, whilst also housing stairs to the first floor incorporating integral storage beneath.

Initially to the right, the open plan living space is positioned to the front of the home, furnished with a feature fireplace housing a gas fire. Connecting to the dining area via an open partition, the dual aspect allows natural light to flood the space. Double French doors are situated leading out to the rear garden from the dining room.

Progressing further into the rear of the home, the breakfasting kitchen sits adjacent to the dining space. Equipped with a variety of wall, base and drawer units framed with granite effect worktops, the kitchen itself houses an integral eye level double oven, hob and extractor hood, in addition to under counter space for a dish washer and incorporated breakfast bar for dining. From here, a convenient utility can be accessed, housing further worktops, cupboard space and sink, as well as plumbing and fixtures for appliances and access to the side of the home.

Completing the ground floor, a versatile study is situated to the front of the home, which can be utilised to accommodate a multitude of needs.

Upon the first floor, the ample landing houses integral storage and provides access to all four bedrooms and family bathroom. Three of the four bedrooms are doubles, with the second bedroom housing integral storage and the principal bedroom incorporating an en suite shower room, furnished with shower cubicle, WC and pedestal wash basin.

Finalising the first floor, the family bathroom is modern in design, presenting a separate bath, walk in shower, pedestal wash basin and WC.

Externally to the rear, the considerable plot size of the home, ensures a large enclosed rear garden boasting patio and gravelled areas, aside well maintained lawn which wraps around the home itself. Whilst to the front, another lawned area sits alongside the home's driveway for off street parking and detached double garage.

This property is in close proximity of local supermarkets, amenities and notably within the catchment area for highly regarded local schools. Also nearby is Whitley Bay Golf Course and the Wagonways nature route, which connects to multiple parts of the estate.

Entrance Porch  
3'11" x 2'11"

WC  
3'11" x 3'0"

Hallway  
16'0" x 6'3"

Living Room  
12'6" x 12'8"

Dining Room  
7'11" x 11'2"

Kitchen  
7'11" x 16'11"

Utility Room  
5'1" x 7'10"

Study  
10'11" x 7'9"

Landing  
7'3" x 8'2"

Bedroom One  
11'4" x 10'11"

En-Suite  
7'4" x 4'9"

Bedroom Two  
11'11" x 8'6"

Bedroom Three  
9'3" x 10'11"

Bedroom Four  
8'10" x 8'6"

Bathroom  
5'7" x 8'2"

Front & Rear Gardens

Double Garage  
17'9" x 18'7"

