



Hillsden Road, Whitley Bay



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	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 £595,000

Description

CONSIDERABLE FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A SIZEABLE PLOT, POSITIONED UPON THE HIGHLY SOUGHT AFTER ESTATE OF BEAUMONT PARK

Brannen and Partners are delighted to welcome to the market this ideal four bedroom detached family home, nestled perfectly within a quiet cul-de-sac upon the sought after development of Beaumont Park, Whitley Bay. Boasting spacious accommodation throughout, the home presents three sizeable reception spaces, four well sized bedrooms, modern kitchen, bathroom, downstairs WC and convenient office, the property is complete with gardens to the front and rear, in addition to a substantial garage and driveway for multiple cars.

Briefly comprising: Ample entrance hallway connects to all principal rooms of the ground floor, including the convenient WC and home office, stairs lead to the first floor fitted with integral storage beneath.

Initially to the left, the living space is warm and inviting, naturally light due to the large bay window overlooking the front garden, and complete with engineered oak flooring. Presenting a similar design, the dining room sits towards the rear of the home. Currently accommodating an eight seater dining table, the dining room connects seamlessly to the sunroom, offering the ideal third reception space overlooking the rear garden, accessible via French doors.

Positioned adjacent to the dining room the contemporary kitchen completes the ground floor. Equipped with a variety of wall, base and drawer units in a high gloss finish, the kitchen incorporates an integral extractor hood hob, double oven, fridge, freezer, dishwasher, microwave and washing machine, as well as access to the garage.

To the first floor the generous landing allows access to all four bedrooms plus the family bathroom. The first two bedrooms are double in size and positioned to the front of the property. The principal bedroom benefits from the addition of wall panelling. Whilst the further two bedrooms overlook the rear of the home, with the fourth bedroom currently being utilised as a versatile study/dressing area.

Finalising this ideal home, the expansive family bathroom presents a modern design, furnished with a free standing roll top bath, walk in shower, WC, pedestal wash basin and heated towel rail.

Externally to the rear, sits the well proportioned south west facing garden, presenting an initial patio area ideal for entertaining, followed by a raised lawn area, complete with an enclosed fenced boundary and side access to the front of the home and garage. Whilst to the front, the considerable driveway provides off street parking for multiple cars, leads directly to the substantial garage and sits aside a small lawn with mature shrub borders.

Located within a quiet cul-de-sac upon the exclusive Beaumont Park development, the property is in close proximity of local supermarkets, amenities and within the catchment area for highly regarded local schools. Also within walking distance is Whitley Bay Golf Course and the Wagonways nature route, offering a range of activities on your doorstep.

Entrance Hallway
18'7" x 5'5"

Office
8'11" x 5'10"

WC
4'3" x 5'9"

Living Room
15'3" x 11'11"

Dining Room
12'0" x 11'6"

Sunroom
11'4" x 8'9"

Kitchen
10'4" x 11'10"

Landing
8'10" x 4'8"

Bedroom One
15'9" x 11'10"

Bedroom Two
10'6" x 11'6"

Bedroom Three
11'6" x 8'0"

Bedroom Four
10'7" x 7'0"

Bathroom
7'8" x 8'0"

Garage
19'1" x 14'10"

Front & Rear Gardens

Tenure
Freehold

