

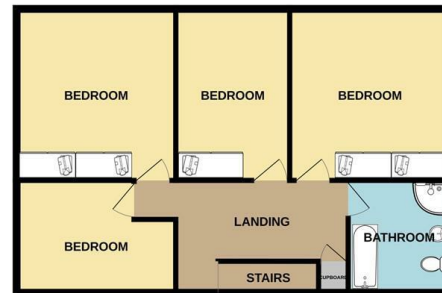


# Beaumont Drive, Whitley Bay

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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.

Price Guide £800,000



## Description

FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A SUBSTANTIAL PLOT ON THE PRESTIGIOUS BEAUMONT DRIVE IN BEAUMONT PARK WHITLEY BAY OFFERED WITH NO UPPER CHAIN

A wonderful opportunity to acquire this four bedroom detached property situated on this substantial plot, located on the highly sought after Beaumont Drive in Whitley Bay. The fantastic location, generous room proportions and considerable plot size along with the potential of this property makes for an exciting and rare opportunity which can only be appreciated by a visit.

Briefly comprising: Entrance to a welcoming hallway. The spacious living room provides a great amount of space with a dual aspect offering views to the front and the impressive rear garden, three archways lead through to the dining room. The kitchen/breakfast room has fitted wall and base units with sliding patio doors to the conservatory overlooking the rear garden. A utility room from the kitchen area provides additional storage, plumbing for a washing machine and access out to the side of the property. There is a pleasant second reception room to the front of the property as well as a shower room with WC, wash hand basin and shower both are accessed from the main hallway.

To the first floor is a spacious landing leading to all four double bedrooms, three of which have fitted wardrobes. The family bathroom consists of a bath, separate shower, hand basin, W.C. and heated towel rail.

Externally to the rear is an impressive well established private garden with patio area, lawn, mature planting, greenhouse, two timber sheds and access to the detached double garage. To the front is a large well maintained garden as well as a block paved driveway providing parking for multiple cars and a double garage.

Beaumont Drive is considered one of the most prestigious and desirable streets in Whitley Bay located within the exclusive Beaumont Park development. This property is in close proximity of local supermarkets, amenities and within the catchment area for highly regarded local schools. Also nearby is Whitley Bay Golf Course and the Waggonways nature route.

### Entrance Hallway

**Lounge/Diner**  
25'4" x 21'11"

**Reception Room**  
14'0" x 9'4"

**Kitchen/Breakfast Room**  
17'5" x 13'10"

**Utility Room**  
12'2" x 6'2"

**Conservatory**  
13'7" x 12'7"

### W.C.

**Bedroom One**  
13'1" x 13'0"

**Bedroom Two**  
12'11" x 12'5"

**Bedroom Three**  
13'0" x 9'0"

**Bedroom Four**  
12'5" x 8'8"

**Bathroom**  
8'6" x 8'1"

### Externally

Externally to the rear is a fantastic well established private garden with patio area, lawn, mature planting, greenhouse, timber shed and access to the detached double garage. To the front is good size garden, large driveway for multiple cars and a double garage.

### Personal Interest

In accordance with the Estate Agent's Act 1979, prospective buyers should be aware that the owner of this property is a relative of an employee of Brannen & Partners.

