



## Briar Vale Whitley Bay

A show home standard, luxurious detached family home, oozing style, elegance, light and space throughout. With no upper chain. Beautifully positioned on the quiet Briar Vale development, close to popular local schools and a short walk from local shops, bus routes, Metro and Monkseaton Village. Our wonderful beach and coastline is approximately a 5 minute drive and there are some fabulous walks around and about the development. Rarely does something of this standard come to the market and the current owners have thoughtfully extended and re-modelled throughout with no expense spared! The front driveway is newly block paved offering spacious parking and there is a stylish composite front door opening into this stunning home. The hallway has been redesigned to incorporate fully fitted storage and shelving, together with a utility space for washing and drying, providing fantastic, much needed storage, there is also a contemporary downstairs cloaks/wc. The lounge is spacious, light and airy with fitted window shutters. An outstanding, open plan family living and dining area really is the ultimate in luxury and space, perfect for summer days and nights or entertaining friends and family. The kitchen is stylish and well equipped with fitted appliances, Quartz worktops, the dining area overlooks the garden, where the fitted shutters and patio doors can open to enjoy warm summer evenings, The first, floor landing area opens to three spacious bedrooms, the principle, bedroom with fitted wardrobes and fabulous en-suite. Gorgeous fully tiled shower room, with walk in shower and forest waterfall spray. The rear garden has been thoughtfully landscaped with patios, seating areas shrubs and side access to the front driveway.

# £450,000

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Composite Entrance Door to:

**ENTRANCE HALLWAY:** Stunning hall with LVT flooring, be-spoke fitted storage, providing excellent storage, shelving and space, utility area with plumbing for automatic washing machine, panelled ceiling and spotlights, cupboard housing combination boiler, radiator, vertical radiator, spotlights to ceiling, door to:



**DOWNSTAIRS CLOAKS/WC.:** Contemporary and stylish with vanity sink unit, hot and cold mixer taps, low level w.c. with push button cistern, half height, brick effect tiling, tile effect flooring, chrome ladder radiator, panelled ceiling with spotlights, double glazed window

**LOUNGE:** (front): 16'8 x 11'8, (5.08m x 3.55m), light and airy front lounge with double glazed window and fitted window shutters, LVT flooring, radiator, cornice to ceiling, half glazed door to:



**LIVING/DINING KITCHEN:** (rear): 20'9 x 19'8, (6.32m x 5.99m), an outstanding, extended and re-designed family living and dining space. Luxurious, stylish fitted kitchen, with a range of quality base, wall and drawer units, Quartz worktops, down lighters, integrated induction hob, cooker hood, eye level oven and combi microwave and oven, integrated fridge and freezer, dishwasher, sink unit with hot and cold mixer taps, spotlights to ceiling, LVT flooring, the kitchen area flows beautifully into the living and dining area with double glazed patio doors opening to the garden and full height double glazed windows, be-spoke fitted window shutters, three roof lanterns, allowing maximum light into this fabulous room, two radiators



**FIRST FLOOR LANDING AREA:** double glazed window with fitted shutters, radiator, laminate flooring, airing cupboard, loft access with pull down ladders, we understand that the loft is mostly boarded for storage purposes

**BEDROOM ONE:** (rear): 12'1 x 9'8, (3.68m x 2.94m), fitted double wardrobe providing ample hanging and shelving, radiator, double glazed window with fitted shutters, door to:

**EN-SUITE SHOWER ROOM:** Contemporary and stylish en-suite, comprising of, shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, radiator, double glazed window

**BEDROOM TWO:** (front): 10'2 x 9'3, (3.09m x 2.81m), excluding depth of fitted wardrobes, laminate flooring, radiator, double glazed window with fitted shutters

**BEDROOM THREE:** (front): 8'6 x 7'5, (2.59m x 2.26m), radiator, laminate flooring, double glazed window with fitted shutters

**SHOWER ROOM:** 8'0 x 5'5, (2.43m x 1.65m), luxurious re-fitted shower room, showcasing, walk in shower cubicle, chrome shower with additional, large forest waterfall shower head, high gloss, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, mostly tiled walls, cornice to ceiling, ladder radiator, tiled floor, double glazed window with fitted shutters

**EXTERNALLY:** Enclosed, landscaped rear garden with feature paved patios and paths, feature slate chippings, shrubs and plants, fencing, outside tap, two side paths providing access to the front driveway, outside lighting. Block paved front driveway with parking for two cars

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: Broadband

Mobile Signal Coverage Blackspot: NO

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

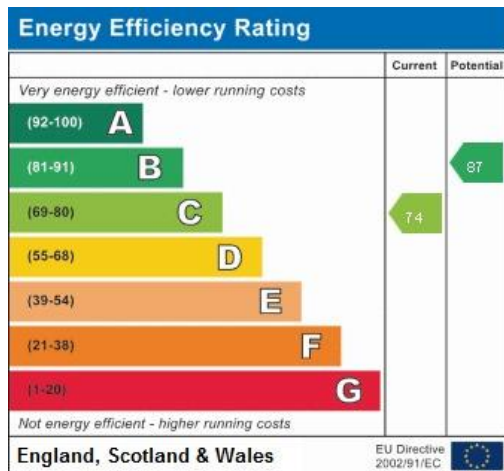
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: C**

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