



Park Parade | Whitley Bay | NE26 1DT

£475,000

This insanely beautiful, period, Victorian terrace leaves us speechless, capturing our heart and mind on so many levels! The style, elegance and sheer charm that has been lovingly invested into this family home will leave you in awe and urgently needing to secure as your next home! Located in the heart of Whitley Bay, close to the beach, Metro, town centre and within catchment for excellent local schools, ensuring that outdoor lifestyle is equally as fabulous as the indoor charm of this wonderful terrace. Bursting with both character and modern styling, this home perfectly blends original features with modern luxury. Enjoy cosy evenings by the open stove fire or entertain in the open-plan dining kitchen with roof lanterns, French doors, breakfast bar and integrated appliances, designed for style, comfort and family living, making memories together! The front lounge boasts a feature bay window, fireplace and electric stove fire, impressive vestibule and hallway with stunning, original staircase up to both the first and second floors. Separate utility and boot room, downstairs cloaks/w.c. There are four bedrooms to the first floor, one with Mezzanine and study area, luxurious family bathroom and additional stylish shower room. To the second floor is a fantastic principal bedroom with dormer window, dressing room and splendid en-suite shower room. Outside, discover a beautifully landscaped town garden, a real private retreat, with patio, outdoor heater, outdoor shower and log burner, perfect for relaxing or hosting under the stars. A rare gem that balances period beauty with modern lifestyle - we believe this five bedroom terrace has it all!

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Double Glazed Entrance Door to:

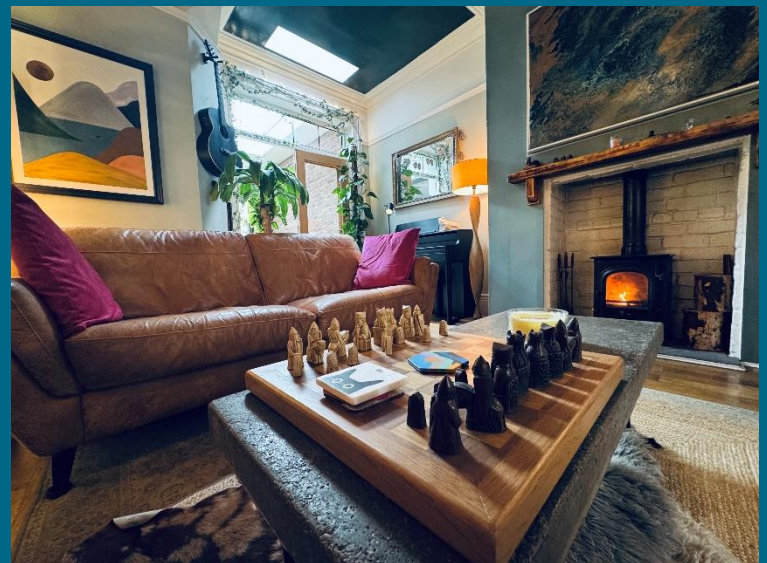
ENTRANCE VESTIBULE: cornice to ceiling, door to:

ENTRANCE HALLWAY: A stunning and impressive hallway with original, turned staircase up to the first floor, half height feature panelling, cornice to ceiling, radiator and radiator cover, oak herringbone style flooring, vertical radiator, doors into rear lounge, fully glazed door to:

LOUNGE: (front): 18'5 x 13'7, (5.61m x 4.15m), into alcoves and feature double glazed bay window with shutter blinds, be-spoke fitted storage and shelving to alcoves, gorgeous feature fireplace, electric stove fire, cornice to ceiling, ceiling rose, radiator, doors through to:

REAR LOUNGE: (rear): 14'3 x 11'8, (4.34m x 3.56m), into alcoves, fitted bar area and wine fridge, stunning, exposed brick recess with plinth, multi-fuel burning stove, tiled hearth, cornice to ceiling, picture rail, oak flooring

DINING KITCHEN AND FAMILY ROOM: (rear): 17'7 x 15'2, (5.36m x 4.62m), an outstanding, extended, living and dining kitchen, beautifully designed and finished. Large roof lantern allowing maximum light into the room, exposed brick feature wall, breakfast bar with Quartz worktop, also housing sink unit with mixer tap and instant hot water tap, high gloss range of base, wall and drawer units, two integrated pyrolytic electric ovens, gas hob, cooker hood, brick effect tiling, recessed lighting, two vertical radiators, dishwasher, contemporary flooring, spotlights to ceiling, double glazed patio doors out to the garden area, door from the kitchen to:



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UTILITY ROOM: 10'11 x 7'08, (3.33m x 2.13m), stylish base unit, wood worktops, cupboard housing combination boiler, double glazed window, one and a half bowl sink unit with mixer taps, plumbing for automatic washing machine, fully glazed door out to the garden, cast iron radiator, through to:

BOOT ROOM/FURTHER UTILITY: fitted base and wall units, Velux, spotlights to ceiling, radiator, glass block window, through to:

DOWNSTAIRS CLOAKS/WC.: contemporary w.c. comprising of, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled splashbacks, concrete style screed flooring, glass block window

HALF LANDING AREA: stairs up to the first floor landing area, door to:

BEDROOM FOUR: (rear): 10'7 x 8'4, (3.22m x 2.54m), double glazed window, three pillar radiator, spotlights to ceiling, storage cupboard, stairs up to:

MEZZANINE ROOM: 9'6 x 7'0, (2.90m x 2.13m), storage into eaves, floor space, Velux window

BATHROOM: 6'5 x 6'0, (1.96m x 1.83m), stunning family bathroom comprising of "L" shaped bath with mixer taps, chrome shower, vanity on bench sink unit with mixer taps, low level w.c. with recessed flush, half height tiling, concrete style screed flooring, spotlights to ceiling, chrome radiator, extractor

SHOWER ROOM: Stunning, second shower room, perfect for busy families, showcasing, shower cubicle with Jacuzzi jet shower, on bench vanity sink unit with mixer taps, low level w.c. with push button cistern, two double glazed windows, shutter blinds, spotlights to ceiling, half tiled walls and tiled shower area, tiled floor, wall heater

FIRST FLOOR LANDING AREA: three pillar radiator, staircase up to the second floor, under-stair storage cupboard

BEDROOM TWO: (front): 18'6 x 11'0, (5.64m x 3.35m), into alcoves and double glazed bay window with shutter blinds, radiator, wood flooring, cornice to ceiling

BEDROOM THREE: (rear): 14'6 x 10'2, (4.42m x 3.10m), plus depth of alcoves, two double fitted wardrobes, brick effect recessed hearth, brass effect two pillar radiator, double glazed window with shutter blinds, wood flooring

BEDROOM FIVE: (front): 11'7 x 6'6, (3.53m x 1.98m), laminate flooring, double glazed window with shutter blinds, radiator, picture rail

SECOND FLOOR LANDING AREA: storage into eaves, two pillar radiator, three large Velux windows allowing maximum light, door to:

BEDROOM ONE: (front): 11'9 x 10'11, (3.58m x 3.33m), wood panelling, laminate flooring, measurements into double glazed dormer window, storage into eaves, spotlights to ceiling, door to en-suite, open to:

DRESSING ROOM/STUDY: (front): 8'8 x 6'4, (2.64m x 1.93m), Velux window, fitted hanging and storage space

EN-SUITE SHOWER ROOM: (rear): 8'3 x 5'4, (2.52m x 1.62m), gorgeous, stylish en-suite, boasting, walk in shower cubicle with shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, Velux window, storage into eaves, chrome ladder radiator, spotlights to ceiling

EXTERNALLY: A stunning outdoor oasis of tranquility, landscaped and thought out to the smallest of details. With wall heater, outdoor shower, log burner, limestone slab paving with concealed storage area, sitting area, feature wood panelling, log storage, door to further storage area, outdoor electrics, door into secured storage area, access out to the rear lane. Victorian forecourt front garden, walled and gated

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: On street permit parking £25 per annum

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: C

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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