



Hazeldene | Whitley Bay | NE25 9AL

£420,000

Beautifully renovated, thoughtfully extended and finished with a meticulous eye for detail, this outstanding three-bedroom semi-detached home on Hazeldene presents a rare opportunity to acquire a property that blends character, craftsmanship and contemporary living to exceptional effect. Set on a popular street in Whitley Bay, the home immediately impresses with its stylish frontage and driveway parking before welcoming you into a beautifully designed hallway. Here, the quality is unmistakable — with solid oak bannisters, skirting boards and door frames, complemented by fresh décor. At the front of the property lies a generous bay-fronted living room, filled with natural light and centred around a striking stone feature fireplace, creating an inviting and elegant room ideal for relaxed evenings. The rear of the property opens into a remarkable open-plan kitchen, dining and snug area — a space that truly elevates the home. The full-width extension delivers impressive scale, enhanced by vaulted ceilings, Velux roof windows, and bi-folding doors framing views of the south-west facing garden. The kitchen itself is a standout feature, fitted with solid oak units, premium appliances, a range cooker, open shelving, and a central island with breakfast bar. Luxury marble flooring with underfloor heating provides year-round comfort and a sophisticated finish. A unique wine cellar hatch is cleverly integrated into the floor — a striking design element that gives the home real individuality. The snug/lounge area sits just off the dining space and features a beautiful multi-fuel stove set into an exposed brick chimney breast, offering the perfect cosy corner for evening relaxation. A modern downstairs W.C. completes the ground floor. Upstairs offers three well-proportioned bedrooms, all stylishly decorated and featuring high-quality finishes. The main bedroom includes extensive fitted wardrobes with sliding oak doors, providing excellent storage without compromising space. The family bathroom is a real showpiece — a luxurious, contemporary suite with large-format grey tiling, a stunning freestanding bathtub, a walk-in shower with rainfall head, sleek vanity unit and chrome towel radiator. The rear garden enjoys a south-west facing orientation, ensuring afternoon and evening sunshine — ideal for dining, entertaining and relaxation. The space has been landscaped to include a large stone patio, raised beds, well-kept borders and a lawned area, making it a low-maintenance yet attractive outdoor setting. To the front, a private driveway provides off-street parking.

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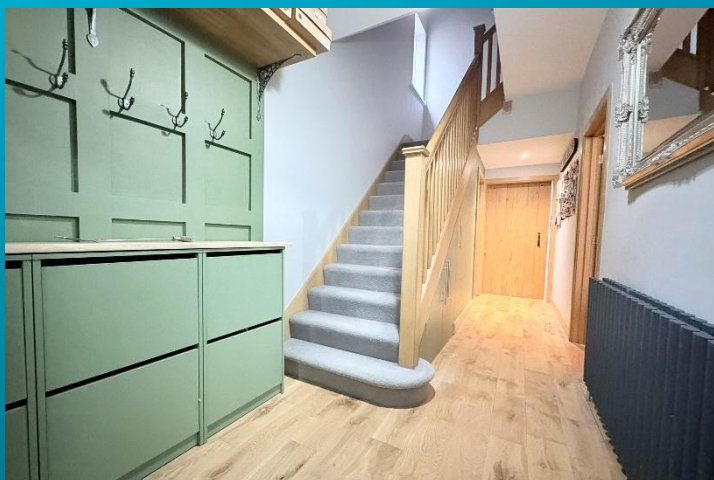
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ENTRANCE HALLWAY: Entrance door, oak flooring, shoe/coat storage with wood paneling and shelves for additional storage, stairway to first floor with oak wood banister and skirting, oak skirting boards, under stairs storage cupboards, door to:

UTILITY/W.C. LVT flooring, W.C, handwash basin, vertical radiator, plumbing for washing machine and space for dryer.

LIVING ROOM 12'1 x 15'6 (3.68m x 4.72m) Into bay window and alcove: Feature stone fireplace with gas fire (not tested), ceiling cornice, double glazed windows, radiator.

DINING KITCHEN L shape room Kitchen area: 18'5 x 8'10 (5.61m x 2.69m) plus Dining area: 11'7 x 10' (3.53m x 3.05m): Incorporating a range of base, wall and drawer solid oak units, sleek worktops, wine fridge, cooker hood, dishwasher, gas range cooker with cooker hood, kitchen island with breakfast bar. Marble tiled flooring with underfloor heating and wine cellar hatch, part tiled walls, vertical radiator, double-glazed windows and double-glazed Velux windows, double glazed bi-folding door to garden. Open plan to:

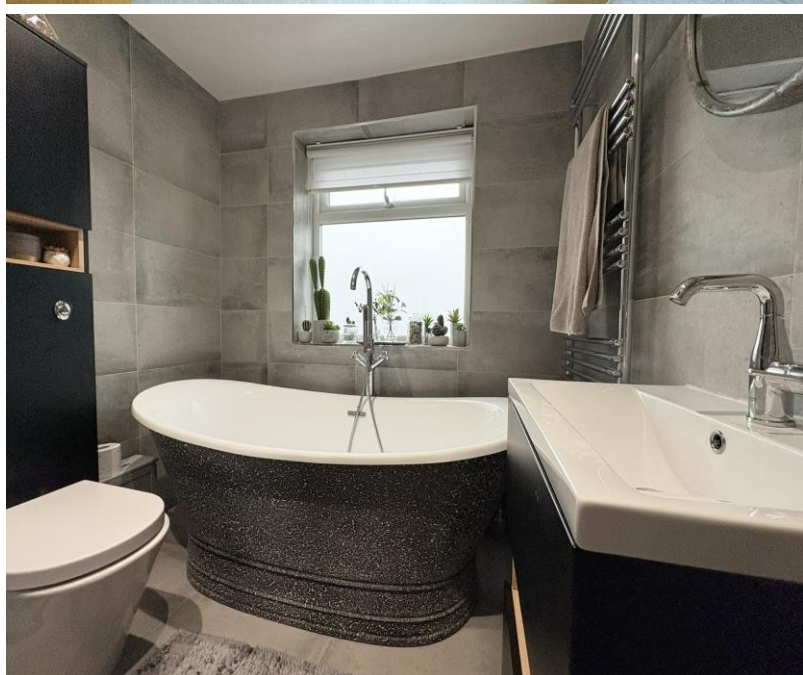
LOUNGE/SNUG 12'1 x 12'3 (3.68m x 3.73m) Feature fireplace with multi fuel stove and exposed brick chimney breast, wood feature wall, ceiling cornice,



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LANDING: loft access hatch with ladder to boarded loft, double glazed window, door to:

BATHROOM 7' x 7'5 (2.13m x 2.26m): Fully tiled floor and walls, freestanding roll top bath, walk in shower with rainfall shower and separate shower head, double glazed windows, vanity basin, integrated W.C, chrome ladder style radiator.

BEDROOM ONE 12'2 x 10'10 (3.3m x 3.71m): Measurement into alcove and includes fitted Hammonds wardrobe: Feature wood panelled wall, double-glazed windows, radiator.

BEDROOM TWO 12'1 x 10'10 (3.68m x 3.05m) Measurement into alcove and including fitted Hammonds wardrobe, double-glazed windows, radiator.

BEDROOM THREE 8'2 x 7'2 (2.48m x 2.18m): Double-glazed windows, radiator.

EXTERNALLY: South-West facing part paved rear garden, front driveway for off street parking, a spacious side storage cupboard which is entered from a door at the front of the property and contains combi boiler.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

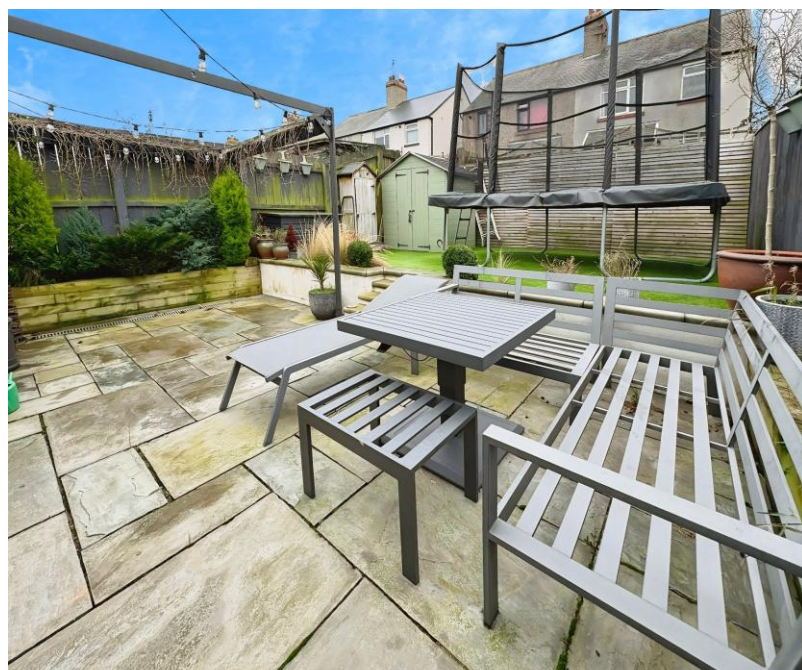
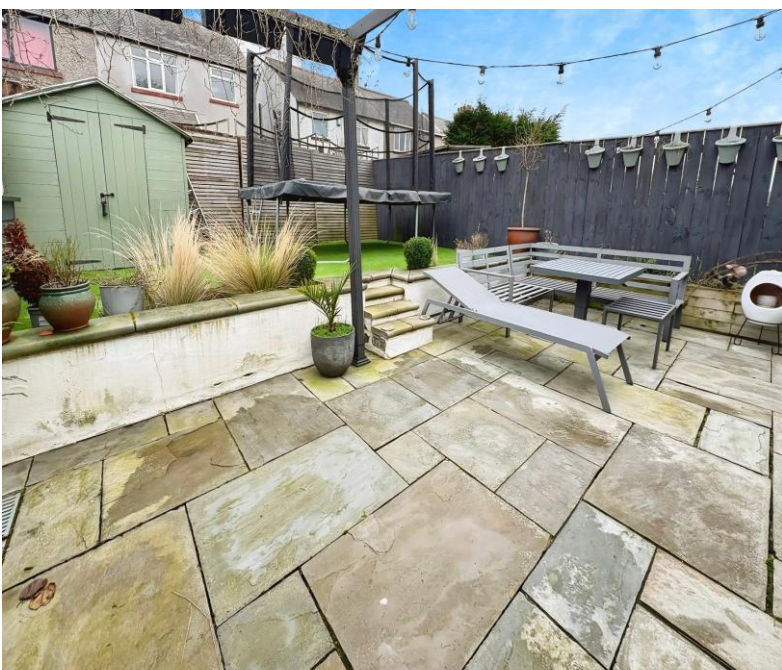
TENURE

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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