



61 Woodburn Drive
, Whitley Bay, NE26 3HX
£415,000



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61 Woodburn Drive

, Whitley Bay, NE26 3HX

Trading Places are delighted to present this attractive three bedroom family home, ideally located within the highly sought after area of Whitley Lodge. Offering modern interiors, generous living space and a superb family friendly layout, this property is sure to appeal to a wide range of buyers.

Arranged over two floors, the accommodation briefly comprises a welcoming entrance hallway, spacious lounge with gas fire open to the dining area, and a newly fitted modern kitchen to the rear. The ground floor is further enhanced by a useful utility area, downstairs WC and integral garage. To the first floor are three well proportioned bedrooms, two benefiting from fitted wardrobes, along with a stylish contemporary family bathroom. Externally, the property boasts a driveway to the front and a generously sized rear garden, ideal for outdoor entertaining.

Whitley Lodge remains one of the most desirable residential areas within Whitley Bay, popular with families and professionals alike thanks to its excellent local amenities and coastal setting. The property is conveniently positioned close to well regarded schools, local shops, supermarkets and regular transport links, with easy access to the A19 for commuting across the region. Whitley Bay town centre is just a short distance away, offering an excellent selection of cafés, restaurants, bars and leisure facilities, while the award winning coastline, beautiful beaches and scenic promenade provide the perfect lifestyle balance.

The superb layout, excellent location and warm family feel combine to create an exciting opportunity that can only be fully appreciated by internal inspection. Contact Trading Places on 0191-2511189 to arrange your viewing. Council Tax Band C. EPC Rating C.

Entrance Hallway

A welcoming entrance hallway accessed via a composite front door with glazed inserts, allowing for plenty of natural light. Doors lead to the open plan lounge/dining room and kitchen, while additional features include a large storage cupboard, under stair storage, laminate flooring and a single radiator. Staircase leading to the first floor.

Living Room

14'11" x 13'3" (4.55 x 4.04)

A spacious and homely front facing living room featuring a walk in double glazed UPVC bay window to low sill height, allowing for excellent natural light, with a large radiator beneath. The room is centred around an attractive gas fire with cast iron insert, marble hearth and timber surround, and flows openly into the dining area, creating an ideal space for both relaxing and entertaining.





Dining Room

10'4" x 10'0" (3.15 x 3.05)

The dining room is positioned to the rear of the property and benefits from laminate flooring, a radiator and double glazed doors opening onto the private rear garden, creating an ideal space for indoor/outdoor living and entertaining. Door leading to the kitchen.

Kitchen

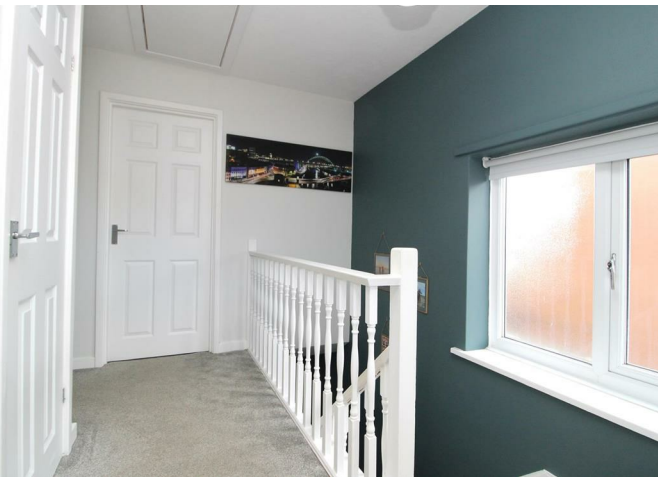
10'4" x 9'3" (3.16 x 2.83)

This stylish kitchen offers a tasteful yet highly functional space, fitted with a range of wall, base and drawer units complemented by Quartz work surfaces and matching upstands. Features include a one and a half bowl inset sink with drainer, integrated double oven alongside an integrated microwave/grill combination oven, integrated Kenwood dishwasher, under-counter Hotpoint fridge, Samsung induction hob and overhead extractor hood. Further benefits include brushed brass fixtures, ceiling spotlights and Amtico flooring, while a UPVC double glazed window provides a pleasant outlook over the private rear garden.

Utility

7'8" x 4'11" (2.34 x 1.52)

The utility room is a practical and functional space offering space and plumbing for a washing machine and tumble dryer. There are contrasting work surfaces with tiled splashbacks, along with a UPVC double glazed door with obscure glass providing access to the rear garden. Door to downstairs WC and garage.







Downstairs WC

The downstairs WC is modern and practical, fitted with a low level WC and corner pedestal wash basin. Further benefits include a chrome towel warmer, tiled walls to half height and a UPVC double glazed window with obscure glass providing natural light while maintaining privacy.

Integral Garage

17'3" x 8'0" (5.26 x 2.46)

Accessed from the front driveway and via the utility room, the garage benefits from a wall mounted boiler, along with lighting and power points, making it a useful and versatile space for storage or potential workshop use.

Landing

The spacious and bright landing provides access to all bedrooms and the family bathroom. A UPVC double glazed window allows for plenty of natural light, while further benefits include a loft hatch with ladder, lighting and partial boarding, offering excellent additional storage space.

Bedroom One

12'7" x 10'11" (3.85 x 3.35)

Bedroom one is a well proportioned front facing room, featuring a UPVC double glazed window and radiator. A full wall of fitted 'Hammonds' wardrobes provides excellent built-in storage, maximising both space and practicality.

Bedroom Two

9'1" x 9'0" (2.79 x 2.75)

Bedroom two is a well proportioned rear facing room, benefiting from a UPVC double glazed window and radiator. The room also features a full wall of fitted 'Hammonds' wardrobes, providing excellent built-in storage and a sleek, streamlined finish.

Bedroom Three

8'11" x 8'6" (2.72 x 2.60)

Bedroom three is a front facing room featuring a UPVC double glazed window and radiator. The room also benefits from a built-in large storage cupboard, offering excellent practical storage space.

Bathroom

The family bathroom is light and spacious, benefitting from two UPVC double glazed windows allowing for plenty of natural light. The suite comprises a panelled bath with shower over, wash basin with storage below and a low level WC. Further features include a chrome towel warmer, tiled walls and flooring, and ceiling spotlights, creating a modern and well finished space.

Front Gardens

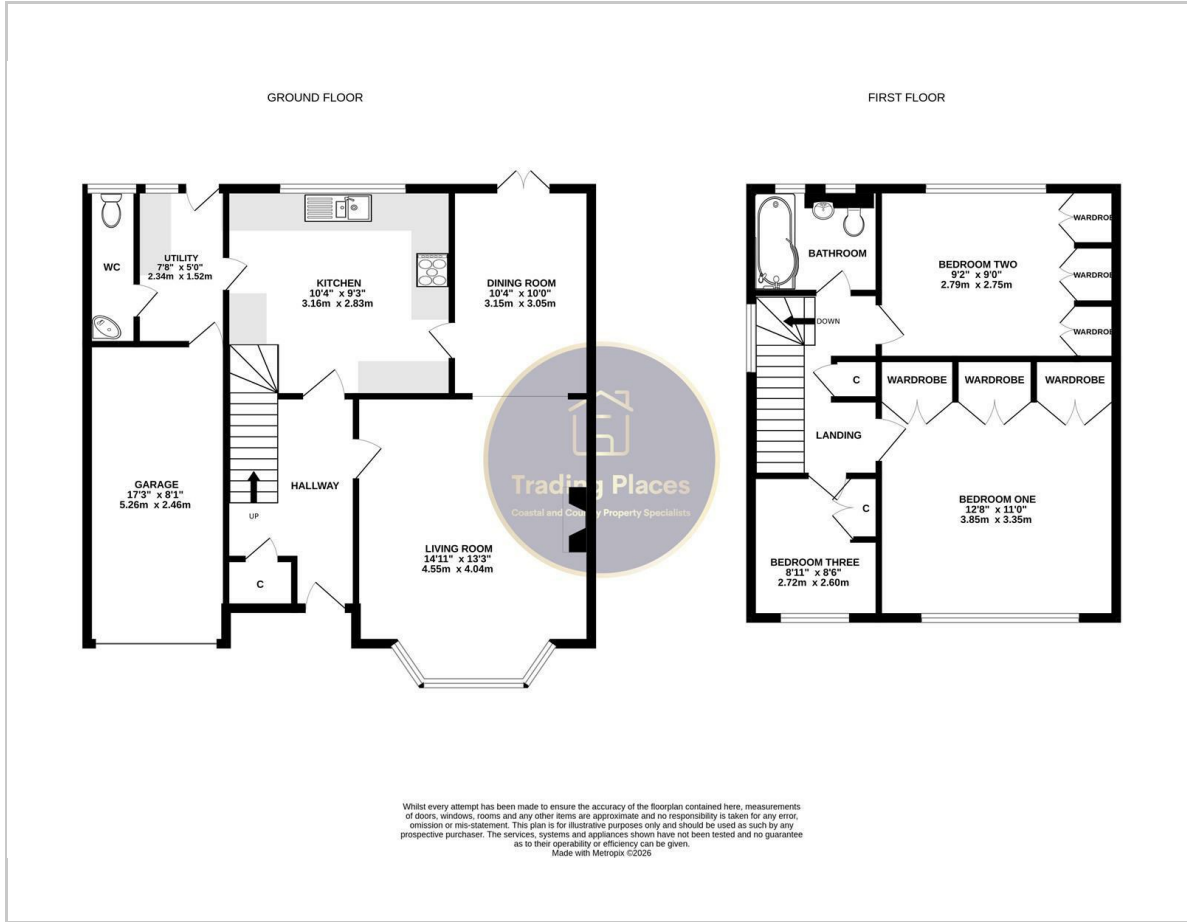
At the front, a block paved double driveway provides off street parking, bordered by a wall and mature shrubs. The driveway also offers access to the garage via electric roller door.

Rear Gardens

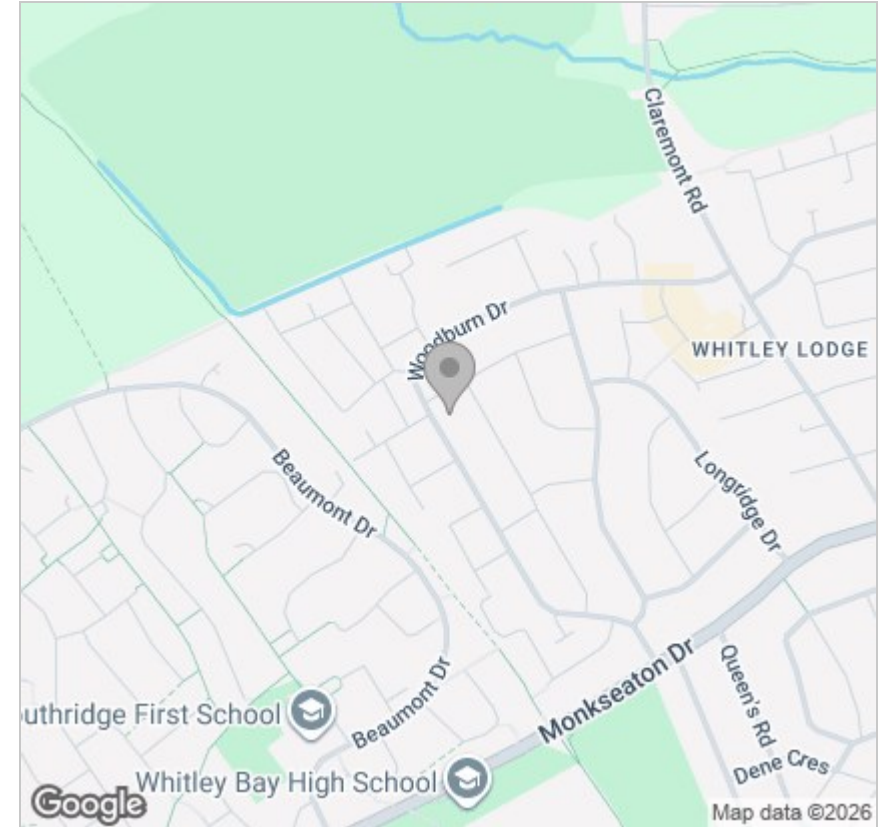
To the rear is a generously proportioned garden featuring a paved patio area ideal for outdoor entertaining, a well maintained lawn, and fenced boundaries.



Floor Plan



Area Map

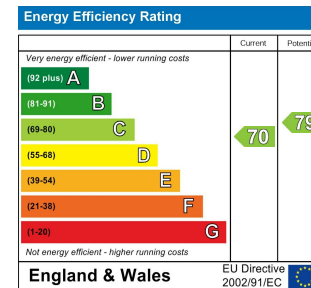


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY
 Tel: 0191 251 1189
 Email: info@tp-property.co.uk
 www.tp-property.co.uk