



# Muirfield, Whitley Bay



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1437 ft<sup>2</sup>  
133.6 m<sup>2</sup>

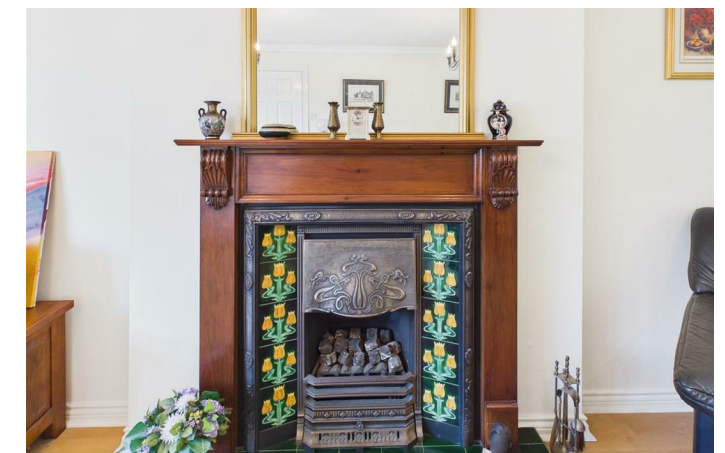
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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.

Offers Over £530,000

## Description

SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME WITHIN DESIRABLE CUL-DE-SAC ON SOUGHT AFTER ESTATE IN WHITLEY BAY - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are pleased to present this spacious and well-positioned property, ideal for family living. The home features four generously sized bedrooms, two interconnecting reception rooms, a conservatory, dining kitchen, a further reception room, downstairs w.c and two bathrooms.

Externally, the property benefits private rear garden, double driveway, and a garage, further enhancing its appeal.

This impressive four-bedroom detached home offers spacious, light-filled accommodation, perfectly suited for modern family living.

Briefly comprising ; A large and welcoming entrance hallway provides access to all ground floor rooms. Double doors open into a spacious lounge, featuring a large bay window overlooking the front lawn, along with a decorative fireplace and gas fire, creating a warm and inviting atmosphere. Further double doors lead seamlessly into a generous dining room, ideal for entertaining, with both spaces enhanced by elegant coving throughout.

From the dining area, sliding patio doors open into a bright and airy conservatory, offering additional living space and delightful views over the rear garden, with double patio doors providing direct outdoor access.

The kitchen is positioned to the rear, enjoying garden views and fitted with a range of base and wall units, an integrated gas hob and oven, and plumbing for both a dishwasher and washing machine. There is a breakfast bar and ample room for a family dining table. A door leads to a large storage and utility area. From the kitchen a door provides access to the garden.

A further reception room offers excellent flexibility and could be used as a playroom, home office, or additional sitting room. A convenient downstairs WC with hand wash basin completes the ground floor.

To the first floor, the landing provides access to four well-proportioned bedrooms, a family bathroom, and a useful storage cupboard. The principal bedroom overlooks the front and benefits from two windows, a built-in storage cupboard, and an archway leading to a dressing area with additional storage. An en suite bathroom features a WC, hand wash basin, and shower cubicle with overhead shower, complemented by natural light from a front-facing window.

Three further bedrooms are positioned to the rear, all overlooking the garden and each benefiting from built-in storage. The family bathroom is well-appointed with a WC, hand wash basin, bath, and a separate shower cubicle with overhead shower.

Externally, the property boasts a private, enclosed rear garden, ideal for families, featuring both patio and lawned areas along with side access to the front. To the front, the property features a double driveway, garage, and a lawned area, offering ample off-street parking. It also benefits from a small additional section of land to the right-hand side.

This property is in close proximity of local supermarkets, amenities and notably within the catchment area for highly regarded local schools. Also nearby is Whitley Bay Golf Course and the Wagonways nature route, which connects to multiple parts of the estate.

### Entrance Hallway

15'10" x 3'0"

### Lounge

### Dinning Room

11'8" x 8'10"

### Conservatory

10'10" x 10'5"

### Kitchen Diner

15'5" x 12'8"

### Utility Area

8'8" x 5'2"

### Reception Room

11'1" x 8'5"

### Downstairs W.C

5'3" x 2'8"

### Landing

9'10" x 5'8"

### Master Bedroom

11'6" x 10'11"

### Dressing Area

6'6" x 5'0"

### En Suite

9'1" x 5'4"

### Bedroom

10'5" x 8'8"

### Bedroom

7'2" x 6'5"

### Bedroom

9'9" x 7'2"

### Family Bathroom

8'3" x 5'9"

### Tenture

Freehold

