FOR SALE

14 KINGS ROAD, WHITLEY BAY NE26 3BD
£650,000

4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- FABULOUS OPEN PLAN DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- STYLISH FAMILY BATHROOM WC
- FRONT TOWN GARDEN
- EPC RATING C

VIEW PROPERTY

ENTRANCE HALLWAY

RECEPTION ROOM
13'9 x 12'4

DINING KITCHEN & FAMILY ROOM
24'10 x 15'1 & 10'2 x 7'6

UTILITY ROOM
9'8 x 5'4

DOWNSTAIRS WC

LANDING

BEDROOM
12'4 x 12'1

BEDROOM
15'5 x 6'10

BEDROOM
11'1 x 7'9

BEDROOM
11'1 x 7'6

BATHROOM WC
9'3 x 9'2

FRONT TOWN GARDEN

REAR GARDEN

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Situated in a highly sought-after residential area of North Whitley Bay, this stunning and immaculately presented four bedroom semi-detached home offers exceptional family living, seamlessly blending bespoke contemporary features with beautiful period charm and character. North Whitley Bay is renowned for its attractive tree-lined streets, excellent schools, close proximity to the coastline, vibrant local amenities and superb transport links, making it an ideal location for a wide range of buyers.

The property welcomes you with a spacious entrance hallway featuring original stained glass detailing to the front door and side panels, stairs to the first floor and a useful under-stairs storage cupboard. To the front of the property is a light and elegant reception room boasting a decorative period ceiling, bay window and recessed chimney breast with stylish log burner, creating a warm and relaxing living space.

The fabulous, open plan dining kitchen and family room, is perfectly designed for modern living and entertaining. The contemporary kitchen features an extensive range of units with stone worktops, central island with induction hob, integrated eye-level oven, fridge and freezer, whilst the family area benefits from a bespoke media wall with bespoke storage. There is ample space for a six-seater dining table and bi-folding doors spanning the rear wall flood the room with natural light and provide direct access to the garden. A separate utility room offers additional units, worktops and appliance spaces, along with a downstairs WC complete with vanity wash basin.

The first floor hosts four stylish bedrooms, three of which benefit from fitted wardrobes, alongside a beautifully appointed contemporary family bathroom featuring a bath, walk-in rainfall shower, vanity wash basin with drawer storage and integrated WC.

Externally, the property enjoys a front town garden and a beautifully maintained rear garden with lawn and patio areas, ideal for outdoor living.

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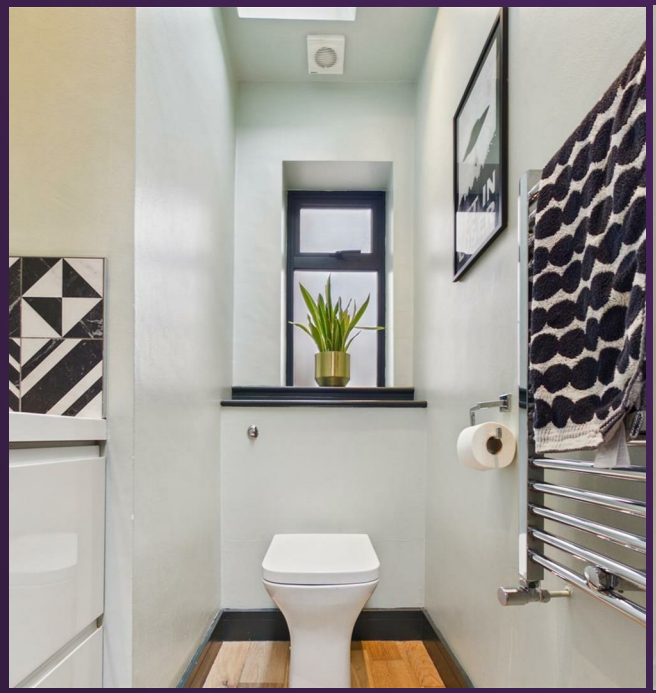

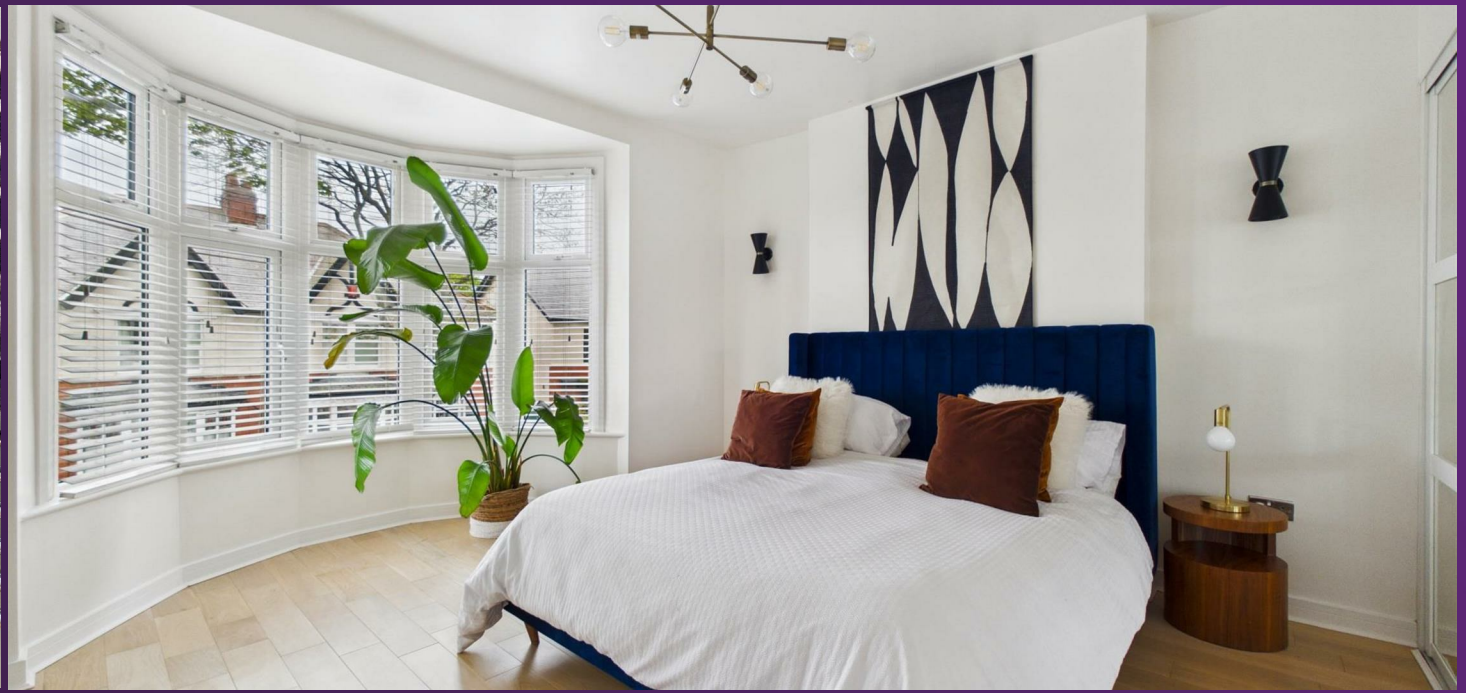

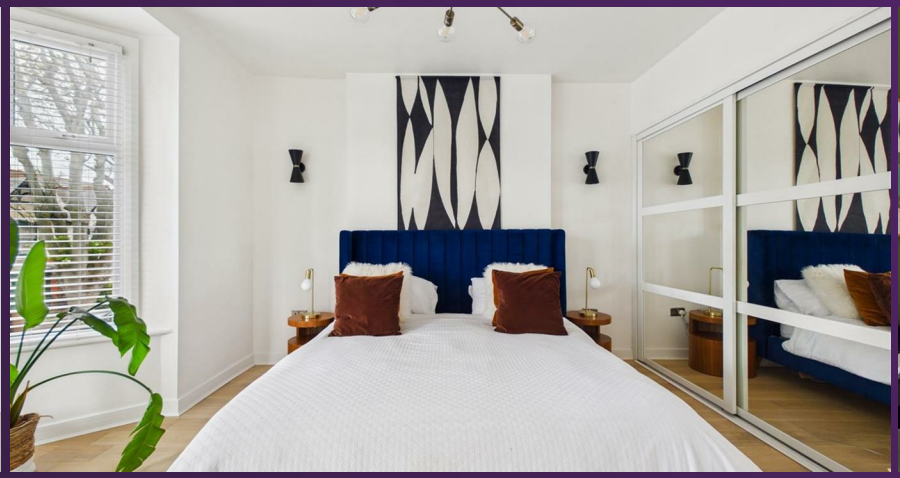

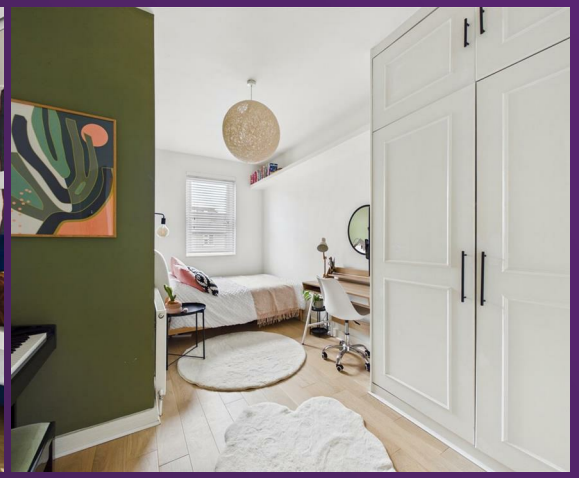

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FLOORPLAN

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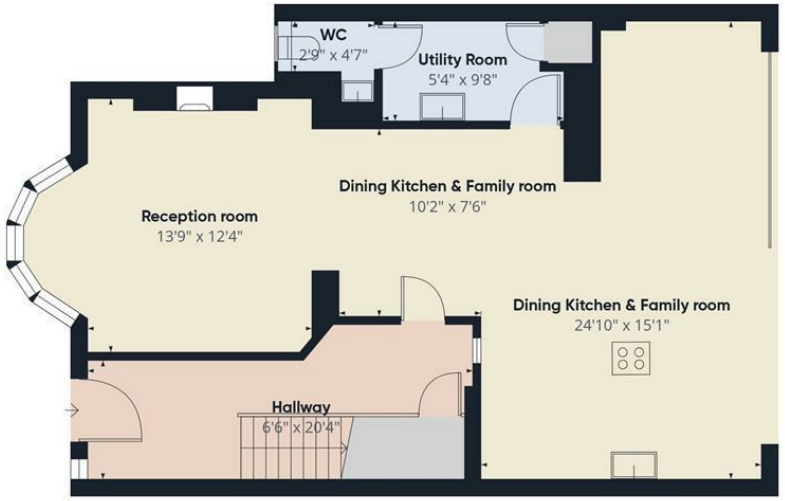

Floor 0

Floor 1

Approximate total area[1]

1494 ft²

(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.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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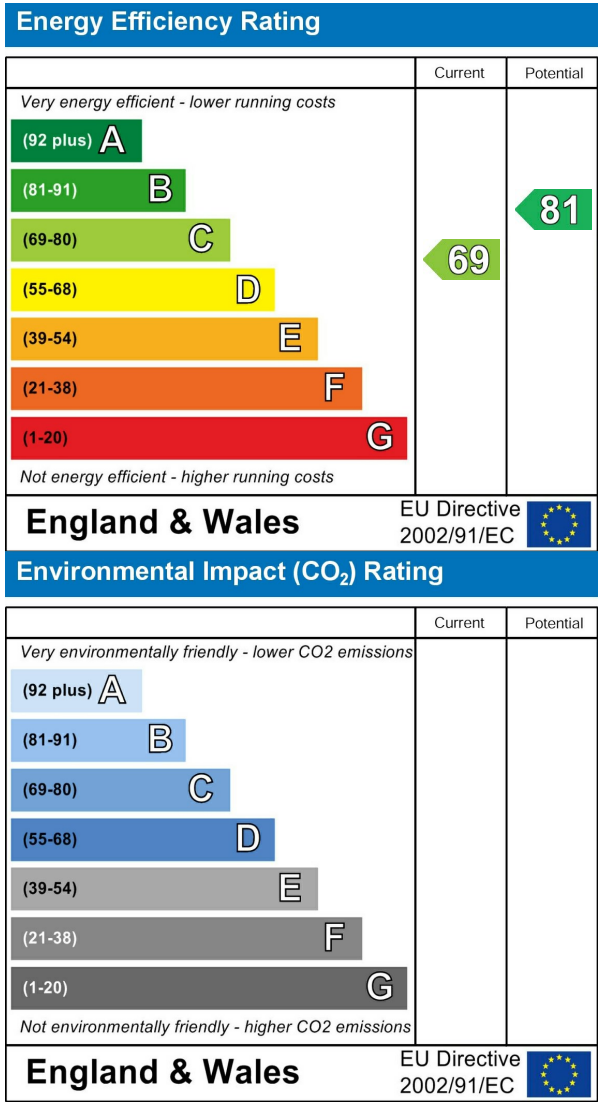
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