



44 Wilton Drive  
, Whitley Bay, NE25 9QJ  
**£425,000**



**Trading Places**

Coastal and Country Property Specialists



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## 44 Wilton Drive

, Whitley Bay, NE25 9QJ

Trading Places are honoured to present to the market this well appointed five bedroom mid-link home, ideally situated on the sought after Wilton Drive. Upgraded to a high standard by the current owners, the property offers versatile living situated in a fantastic location perfect for a variety of buyers.

Arranged over two floors, the ground floor begins with an entrance porch opening into a bright, open plan living room, with a door leading through to a spacious kitchen diner/family room at the rear - an excellent, sociable space ideal for entertaining. There is also a versatile additional reception room, currently used as a fifth bedroom, along with a downstairs WC incorporating a utility area. Upstairs, there are four well proportioned bedrooms serviced by two separate 'Jack and Jill' bathrooms suitable for family life.

Externally, the property benefits from a double driveway to the front providing off street parking, as well as a well maintained private rear garden, ideal for relaxing or outdoor entertaining.

Wilton Drive is perfectly positioned for easy access to both Whitley Bay and Monkseaton. Whitley Bay is a highly desirable coastal town known for its beautiful beaches, vibrant promenade and excellent range of shops, cafés and restaurants. The area also boasts highly regarded schools, strong transport links including Metro services, and easy access to major road networks.

Combining a fantastic location, generous accommodation and a superb family friendly layout, this is an opportunity not to be missed. Early viewing is strongly advised. Contact Trading Places on 0191 2511189 to arrange yours. Council Tax Band C. EPC Rating C

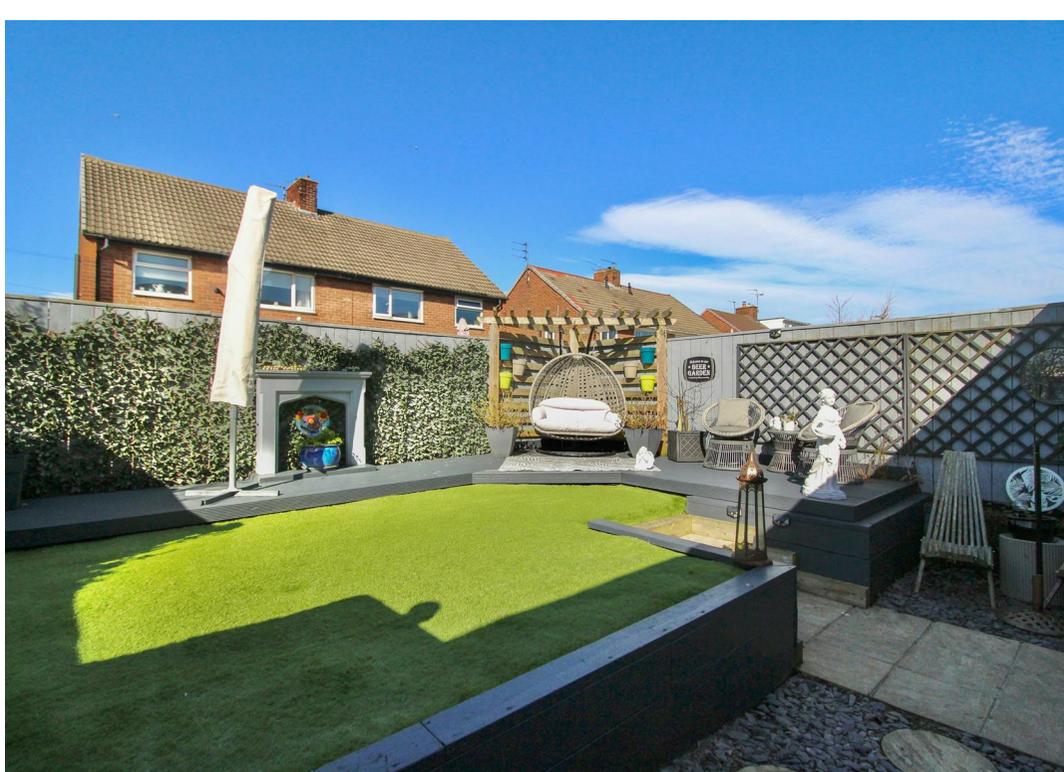
### Entrance Porch

Entrance through composite front door with glazed inserts and side windows with obscure glass allowing for natural light. The porch is welcoming with tiled flooring and inner door leading to open plan living room.

### Living Room

18'6 x 15'3 (5.64m x 4.65m)

The open plan living room is spacious and front facing with double glazed UPVC bay window to low level sill height. Attractive electric feature fireplace, two large double radiators and ceiling spotlights. Doors to bedroom five, kitchen diner/family room and stairs to first floor.





### Kitchen/Family Room

26'2 x 17'3 (7.98m x 5.26m)

This fantastic family space is great for entertaining and can easily accommodate a six seater table. The newly fitted kitchen area has a full range of Oak wall, base and draw units with granite worktops and upstands. Double Belfast sink unit with mixer tap and granite drainer grooves for neat and uncluttered washing up. Integrated double oven and six ring gas hob with extractor hood. Integrated appliances include slimline dishwasher and space for large fridge freezer. The family sitting area has a newly fitted Woodburner making the space cosy and relaxing and benefits from UPVC french doors to the rear allowing for natural light. Laminate flooring throughout, two double radiators, double glazed UPVC window and wall mounted TV point. Ceiling spot lights and door leading to utility area and downstairs WC.



### Study/Bedroom Five

14'1 x 7'2 (4.29m x 2.18m)

This versatile downstairs room is currently set up as a bedroom but could be used for a variety of purposes. UPVC double glazed window, double radiator and door to utility and downstairs WC.



### Downstairs WC and Utility Area

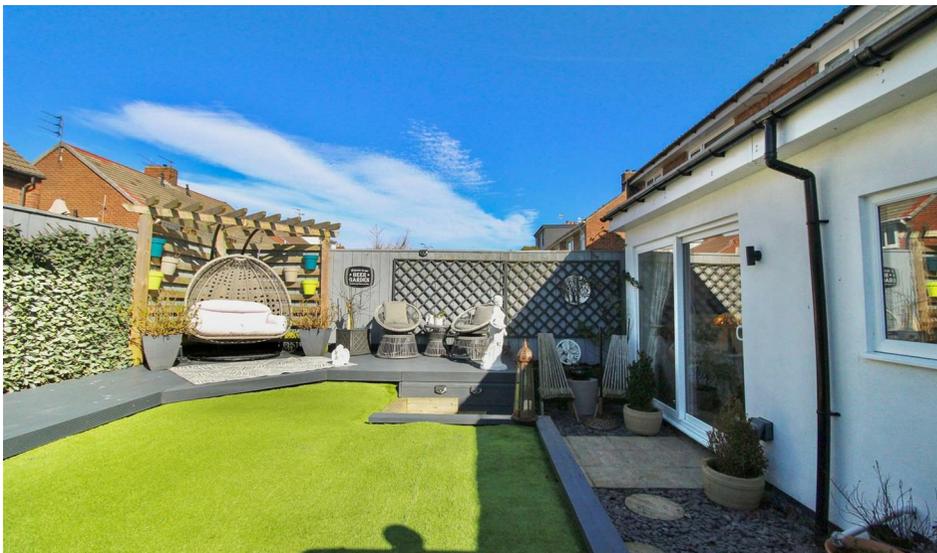
This functional room has comprises of a low level WC and mini wash basin, and space and plumbing for a washing machine. Shelving for storage and door to kitchen diner/family room.

### Landing

The spacious landing has doors to all bedrooms and a double radiator.







#### Bedroom One

15'8 x 11'3 (4.78m x 3.43m)

This generous size bedroom is front facing with a large UPVC double glazed window allowing for natural light. Large double radiator, laminate flooring and door leading to Jack and Jill Bathroom One.

#### Jack and Jill Bathroom One

The first Jack and Jill Bathroom services bedroom one and bedroom three. Incorporating large shower enclosure with rainfall shower and separate shower head and tiled to full height. Low level WC and vanity wash basin with storage below. Tiled walls, flooring and ceiling spotlights Extractor fan, chrome towel warmer and double glazed window with obscure glass.

#### Bedroom Two

11'5 x 10'11 (3.48m x 3.33m)

Rear facing bedroom two bright and spacious. Double radiator, UPVC double glazed window, storage cupboard and loft access which has a ladder and is partially boarded. Door leading to Jack and Jill Bathroom Two.

#### Jack and Jill Bathroom Two

This newly fitted Jack and Jill Bathroom services bedroom two and four and is modern and functional. Panelled bath with shower over and mixer taps. Vanity wash basin with storage below, low level WC, ceiling spotlights and UPVC double glazed window with obscure glass. Tiled walls and flooring.

#### Bedroom Three

12'0 6'11 (3.66m 2.11m)

Bedroom three is front facing benefitting for a UPVC double glazed window and double radiator. Door leading to Jack and Jill Bathroom One

#### Bedroom Four

8'0 x 6'11 (2.44m x 2.11m)

Bedroom Four is currently set up as a dressing room. Double radiator, UPVC double glazed window and door to Jack and Jill Bathroom Two.



#### Front Gardens

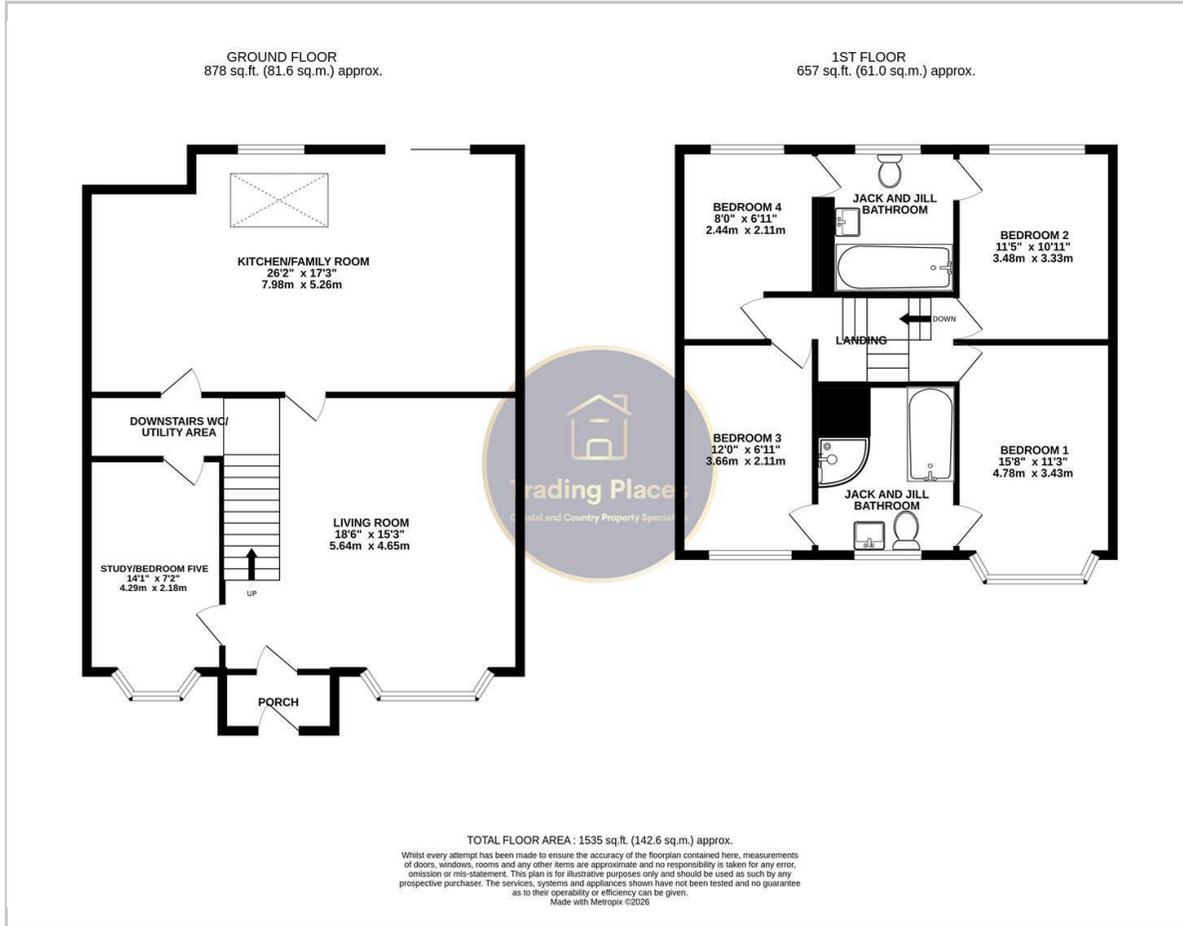
To the front is driveway providing off street parking for multiple cars. Walled boundaries.

#### Rear Gardens

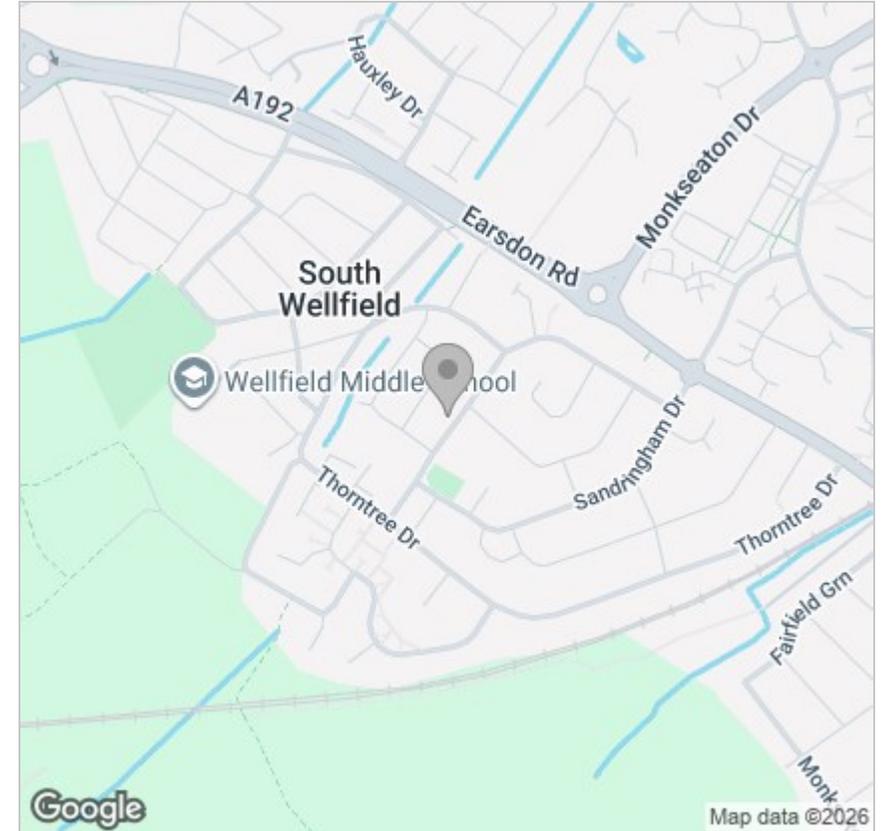
This beautifully maintained garden is a peaceful setting for outdoor relaxation. Astro turf and fenced boundaries.



## Floor Plan



## Area Map

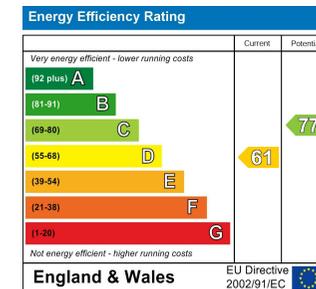


## Viewing

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



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