



Stamford Avenue | Whitley Bay | NE25 0PA

£300,000

Defined by its impressive sense of space and seamless layout, this beautiful four-bedroom semi-detached home offers a striking open-plan centrepiece and a thoughtfully landscaped garden designed for both relaxation and entertaining. Step inside and the flow of the ground floor immediately stands out. The kitchen forms the heart of the home, centred around a substantial island that naturally anchors the space. With sleek cabinetry, integrated appliances and generous work surfaces creating a polished yet highly practical setting. French doors open directly onto the rear garden, allowing light to travel through the space and strengthening the connection between indoors and out. To the front, a separate lounge provides a more intimate retreat, while the conservatory offers a bright, garden-facing second reception, ideal as a sitting room, home office or additional entertaining space. A utility room, ground floor WC and garage area ensure everyday convenience is well catered for. Upstairs, four well-proportioned bedrooms provide flexible accommodation. The extended bedroom is particularly generous and benefits from a stylish en-suite shower room, while a contemporary family bathroom serves the remaining rooms. Outside, the landscaped rear garden has been designed with clear zones for outdoor living, from the porcelain patio to the pergola seating area and raised lawn.

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ENTRANCE PORCH: Entrance door, double glazed windows, door to:

ENTRANCE HALLWAY: Entrance door, staircase to first floor, door to:

LOUNGE 14'3" x 14'3" (4.34m x 4.34m) Maximum measurements: Double glazed window to front, radiator, open to:

OPEN PLAN KITCHEN 29'8" x 10'6" (9.04m x 3.20m): Fitted wall, base and drawer units, large central island with integrated hob, cooker hood, integrated oven, integrated fridge, integrated dishwasher, inset sink with mixer tap, wine fridge, vertical radiator, French doors and double-glazed windows to rear.

CONSERVATORY 9'0" x 9'5" (2.74m x 2.87m): UPVC construction, double-glazed windows, door to rear garden.

UTILITY ROOM 7'5" x 5'5" (2.26m x 1.65m): Base units, work surface, plumbing for washing machine, storage cupboard, radiator, door to:

GROUND FLOOR WC 2'9" x 5'3" (0.84m x 1.60m): Low level W.C, hand wash basin.

GARAGE 11'0" x 8'4" (3.35m x 2.54m): Electric roller door, combi boiler.

LANDING: Door to:

BEDROOM ONE 17'7" x 10'8" (5.36m x 3.25m): Double glazed window, fitted wardrobes, radiator, door to:

EN-SUITE 10'6" x 5'4" (3.20m x 1.63m): Walk-in shower enclosure, double vanity basin with tiled splashback, low level WC, tiled floor, towel radiator.

BEDROOM TWO 9'7" x 8'7" (2.92m x 2.62m) Maximum measurements: Double glazed window, radiator, storage cupboard, loft access hatch.

BEDROOM THREE 11'3" x 11'6" (3.43m x 3.51m): Double glazed window, radiator, fitted wardrobes.

BEDROOM FOUR 7'7" x 8'8" (2.31m x 2.64m): Double glazed window, radiator, recess storage cupboard.

FAMILY BATHROOM 8'7" x 5'5" (2.62m x 1.65m): Panelled bath with shower over and tiled surround, vanity basin, low level WC, tiled flooring.

EXTERNALLY: The front boasts a block paved driveway providing off street parking, lawned section, access to garage. To the rear is a landscaped garden with porcelain tiled patio, raised lawn with feature stone edging, pergola seating area, enclosed fencing.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains/Gas
 Broadband: FTTP
 Mobile Signal Coverage Blackspot: No
 Parking: Driveway/EV charging point

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.

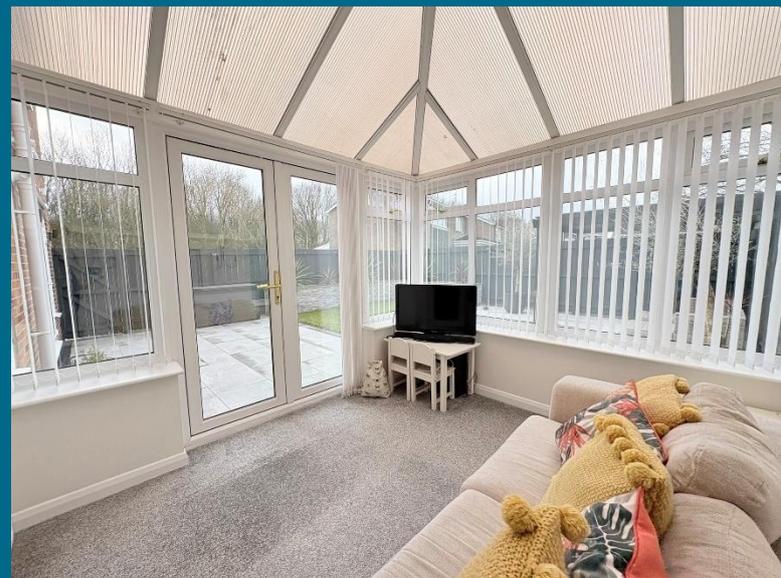
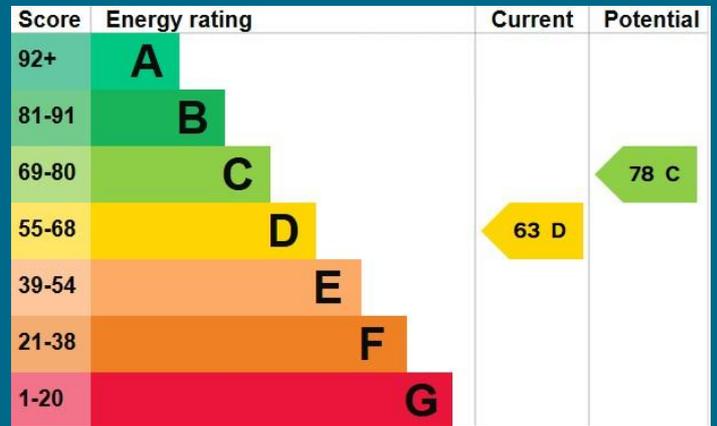
TENURE

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

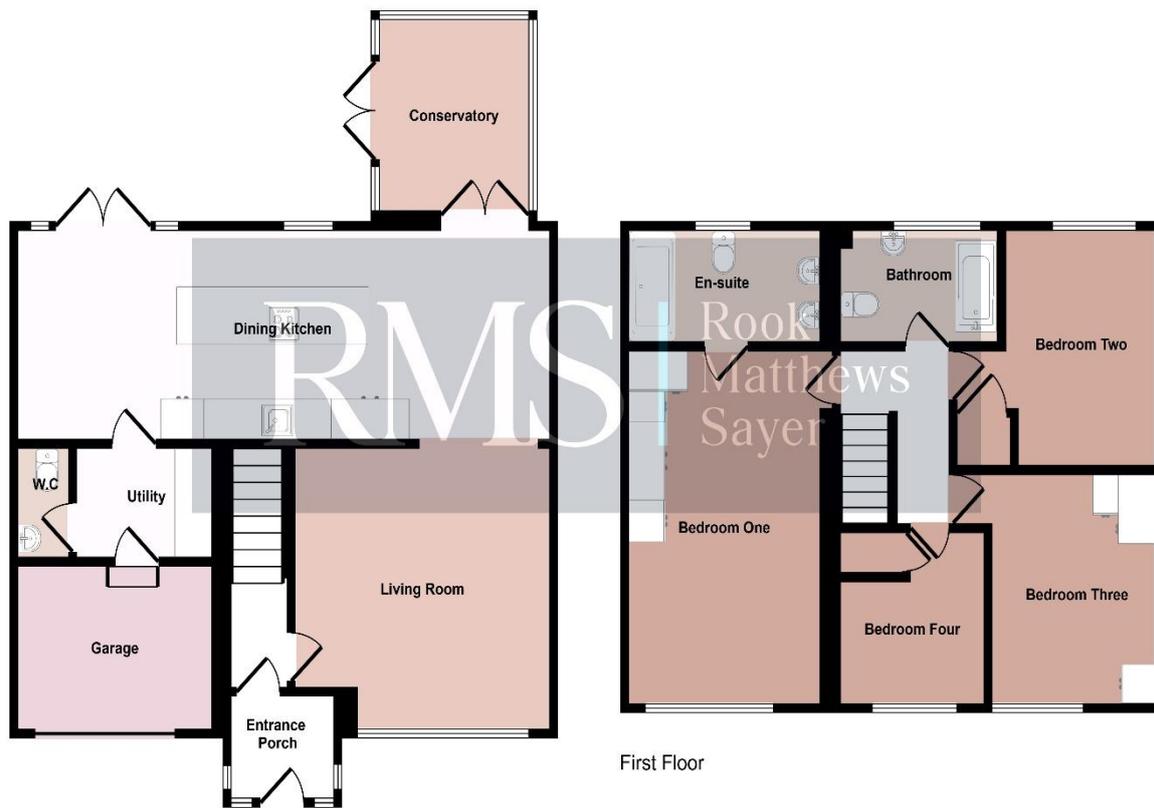
COUNCIL TAX BAND: B

EPC RATING: D

WB3601.TJ.DB.24/02/2026.V.2







Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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