

FOR
SALE

19 DARVALL CLOSE, WHITLEY BAY NE25 9UJ
£615,000



4 BEDROOM HOUSE - DETACHED

- FOUR BDROOM DETACHED HOUSE
- SITUATED WITHIN A CUL DE SAC IN HIGHLY SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE DINER
- KITCHEN DINER & UTILITY ROOM
- STUDY & DOWNSTAIRS WC
- CONTEMPORARY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL SOUTH WEST FACING REAR GARDEN
- NO UPPER CHAIN & EPC RATING PENDING

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VESTIBULE
ENTRANCE HALLWAY
LOUNGE DINER
26'5 x 13'3
STUDY
8'10 x 5'10
KITCHEN DINER
12'9 x 11'10

UTILITY ROOM
14 x 7'4
DOWNSTAIRS WC
LANDING
BEDROOM
13'5 x 10'9
BEDROOM
10'7 x 9'2

BEDROOM
12'8 x 9'4
BEDROOM
9'2 x 7'11
GARAGE
7'4 x 7'4

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Situated within a peaceful cul-de-sac in the highly sought after Beaumont Park area of Whitley Bay, this well-presented four double bedroom detached family home, built in 1974, offers generous accommodation, a superb layout and excellent potential to create a forever home. Offered for sale with no upper chain, it enjoys a wonderful family friendly setting close to highly regarded schools, local amenities, excellent transport links, beautiful parks and the stunning North Tyneside coastline.

The property briefly comprises a vestibule leading to a light and spacious entrance hallway with staircase to the first floor and doors to the study, downstairs WC and impressive lounge diner. The dual aspect lounge diner is flooded with natural light from attractive bay windows, creating a bright and welcoming living and entertaining space.

The kitchen diner is fitted with a range of classic wall and base units, contrasting worktops, double oven, electric hob, extractor hood, integrated fridge and dishwasher, with ample space for a dining table. A generous modern utility room provides further storage units, worktops and space for additional appliances.

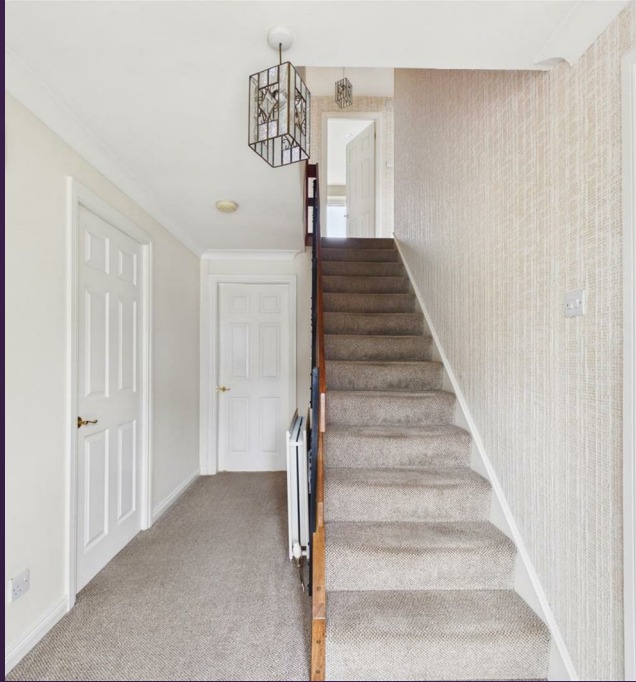
To the first floor are four well-proportioned double bedrooms, the main bedroom has built in wardrobes to two walls and two other bedrooms also benefit from built in wardrobes. Completing the accommodation is a contemporary family bathroom featuring a bath, walk in rainfall shower, vanity wash basin and WC.

Externally, the property enjoys a front garden, driveway parking for up to two cars and an attached garage with electric door, vaulted roof and Velux window. To the rear is a substantial, secluded south west facing garden with lawn, patio and mature shrubs, providing a wonderful space for families to relax and entertain.

A fantastic opportunity to acquire a spacious family home in one of Whitley Bay's most desirable residential locations.

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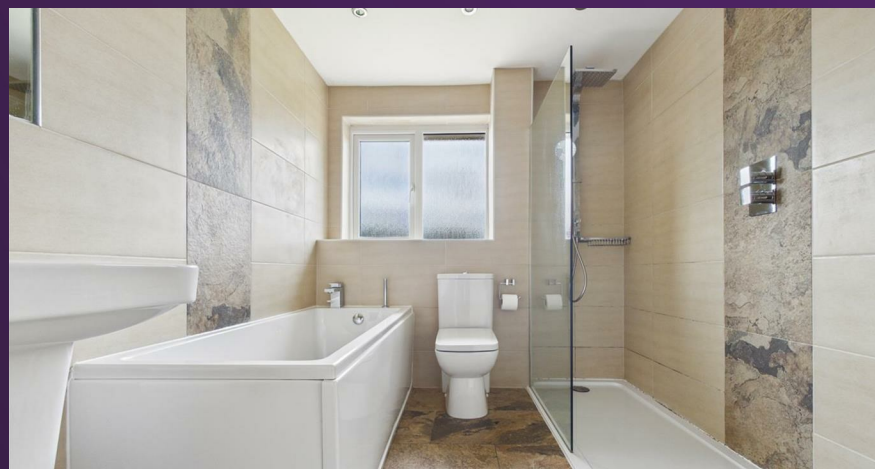
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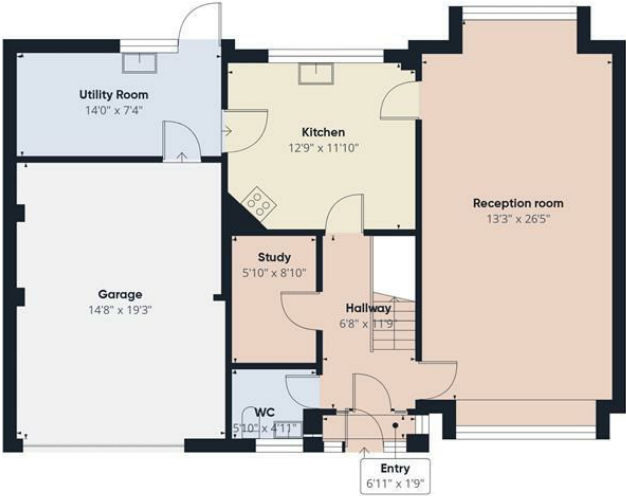
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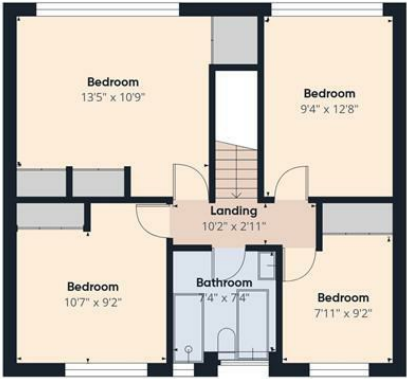
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19 DARVALL CLOSE
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FLOORPLAN

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1654 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.

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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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