49 Fairfield Drive

West Monkseaton, Whitley Bay, NE25 9SA

**£455,000**

Trading Places

Coastal and Country Property Specialists

4 2 2 D

# 49 Fairfield Drive

## West Monkseaton, Whitley Bay, NE25 9SA

**Trading Places are delighted to present this beautifully extended three bedroom semi detached bungalow, complete with a detached one bedroom annex. Situated in the highly sought after area of West Monkseaton on Fairfield Drive, the property offers generous and versatile living space, ideal for families, multi-generational living, or guest accommodation.**

**Thoughtfully extended and upgraded by the current owners to a high standard, the bungalow provides well balanced, single level living. An inviting entrance hallway leads to all principal rooms. At the heart of the home is a stunning open-plan breakfasting kitchen and living area, perfect for both everyday living and entertaining. There is also a useful WC with plumbing and space for a washing machine and dryer. The property features three well-proportioned double bedrooms and a luxurious four piece family bathroom, along with gas central heating and double glazing throughout.**

**Externally, the home occupies a generous plot with a double driveway to the front providing off street parking. To the rear is a substantial, south facing garden, enjoying plenty of sunshine and ideal for outdoor relaxation.**

**A standout feature is the detached annex, offering flexible, self contained accommodation with a kitchen/living area, double bedroom, and modern shower room - perfect for extended family, visitors, or independent living.**

**West Monkseaton is a popular residential location with a range of local amenities including shops, cafés, and restaurants. The property is within walking distance of West Monkseaton Metro station, offering excellent links to coastal areas and Newcastle city centre. Whitley Bay is also close by, known for its beaches and well regarded schools.**

**Viewing is highly recommended to fully appreciate this exceptional home. Please contact Trading Places on 0191 251 1189 to arrange an appointment. EPC Rating D. Council Tax Band C.**

### Bungalow:

This superbly extended bungalow combines style and practicality, offering bright, versatile living spaces thoughtfully upgraded by the current owners. Designed for comfortable single-level living, it enjoys a light filled, open atmosphere and a seamless flow, making it ideal for both everyday life and entertaining. Quality finishes, careful attention to detail, and a welcoming layout create a home that is both inviting and highly functional.

### Entrance Hallway

The entrance hall provides a welcoming introduction to the home, offering access to all principal rooms, including the open plan kitchen/dining/living room, three bedrooms and the bathroom. The space is finished with laminate wood flooring and features a central ceiling light. There is also a useful storage cupboard and access to the loft, adding to the functionality of this well-designed hallway.

## Open Plan Kitchen/Dining/Living Room

### 34'11" x 22'0" (10.65m x 6.71m)

This stunning open plan kitchen/dining/living space is a beautiful extension added by the current owners, creating a bright and versatile heart of the home.

The kitchen area is well-appointed with a range of wall, base and drawer units, complemented by laminate wood flooring and stylish work surfaces. There is an integrated oven and hob with an overhead extractor, along with a sink and drainer, and space provided for a fridge, freezer and dishwasher. The room is enhanced by decorative coving and ceiling detailing, with inset spotlights adding a modern finish.

The space flows seamlessly through to the living area, offering ample room for both dining and lounge furnishings. This inviting area benefits from further spotlights, 2x radiators and a TV point. Natural light floods the room via two Velux windows and patio doors opening onto the rear garden, creating a bright and airy atmosphere throughout. A door leads conveniently to the WC/utility room, completing this highly functional and stylish living space.

## Utility Room/WC

The utility/WC is a practical addition to the home, fitted with a close-coupled WC with integrated wash hand basin above. There is space and plumbing for a washing machine, making it a convenient area for laundry. The room is completed with a central ceiling light.

## Bedroom One

### 14'10" (into bay) x 13'10" (4.53m (into bay) x 4.24m)

Bedroom One is a spacious double room positioned to the front of the property, featuring a bay window that allows for plenty of natural light. The room is finished with carpet flooring and includes a radiator and central ceiling light, providing a comfortable and inviting space.

Bedroom Two

## 11'3" x 11'2" (3.44m x 3.41m)

Bedroom Two is another good-sized double bedroom, featuring a window to the side aspect which provides natural light. The room benefits from a useful storage cupboard and is finished with carpet flooring, along with a central ceiling light.

Bedroom Three

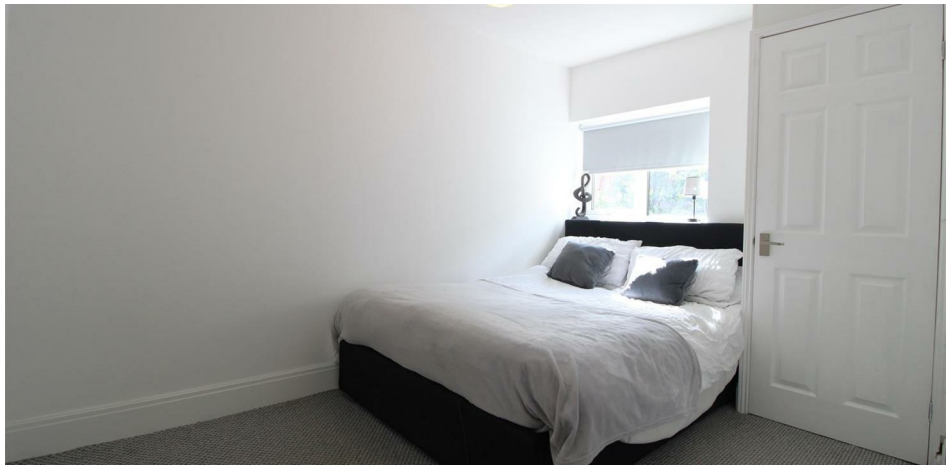
## 8'11" x 8'9" (2.74m x 2.67m)

Bedroom Three is a double bedroom positioned to the front elevation, featuring a window that allows for natural light. The room is finished with carpet flooring and includes a radiator and central ceiling light.

Bathroom

## 8'8" x 6'8" (2.65m x 2.04m)

The recently refurbished bathroom is a beautifully presented and stylishly finished. It comprises a bath, separate shower enclosure, WC, and a wash hand basin set within a vanity unit, offering both practicality and contemporary design. The room benefits from tiled walls and an eye-catching vinyl floor, with two windows to the side elevation allowing for plenty of natural light. A wall-mounted radiator and central ceiling light complete this bright and well appointed bathroom.



Annex:

A fantastic addition by the current owners, the annex provides a bright and practical self-contained space. With its stylish kitchen/living area, comfortable double bedroom, and modern shower room, it offers versatile accommodation ideal for guests, family members, or independent living.

Kitchen/Living Room

## 19'1" (to the longest point) x 12'7" (5.84m (to the longest point) x 3.86m )

This bright and cozy room welcomes you through sliding patio doors that flood the space with ample natural light, complemented further by an additional window. The fitted kitchen area features a sleek eye-level electric oven and hob, alongside a practical sink with drainer and an extractor fan. The room is illuminated by a central ceiling light, and the laminate flooring adds a warm, inviting touch. Doors leading directly to the bedroom and shower room, creating a functional and comfortable living space.

Bedroom Four

## 12'5" x 9'2" (3.80m x 2.81m)

Bedroom Four, in the annex, is a comfortable double bedroom featuring a window that overlooks the peaceful rear garden, inviting natural light and tranquil views. There is a central ceiling light and carpeted floor.

Shower Room

## 7'7" x 4'9" (2.33m x 1.47m)

The shower room is finished with sleek tiled walls for easy maintenance and a clean look. It features a shower cubicle with a convenient electric shower, a WC, and a sink. Central ceiling light. Extractor fan.

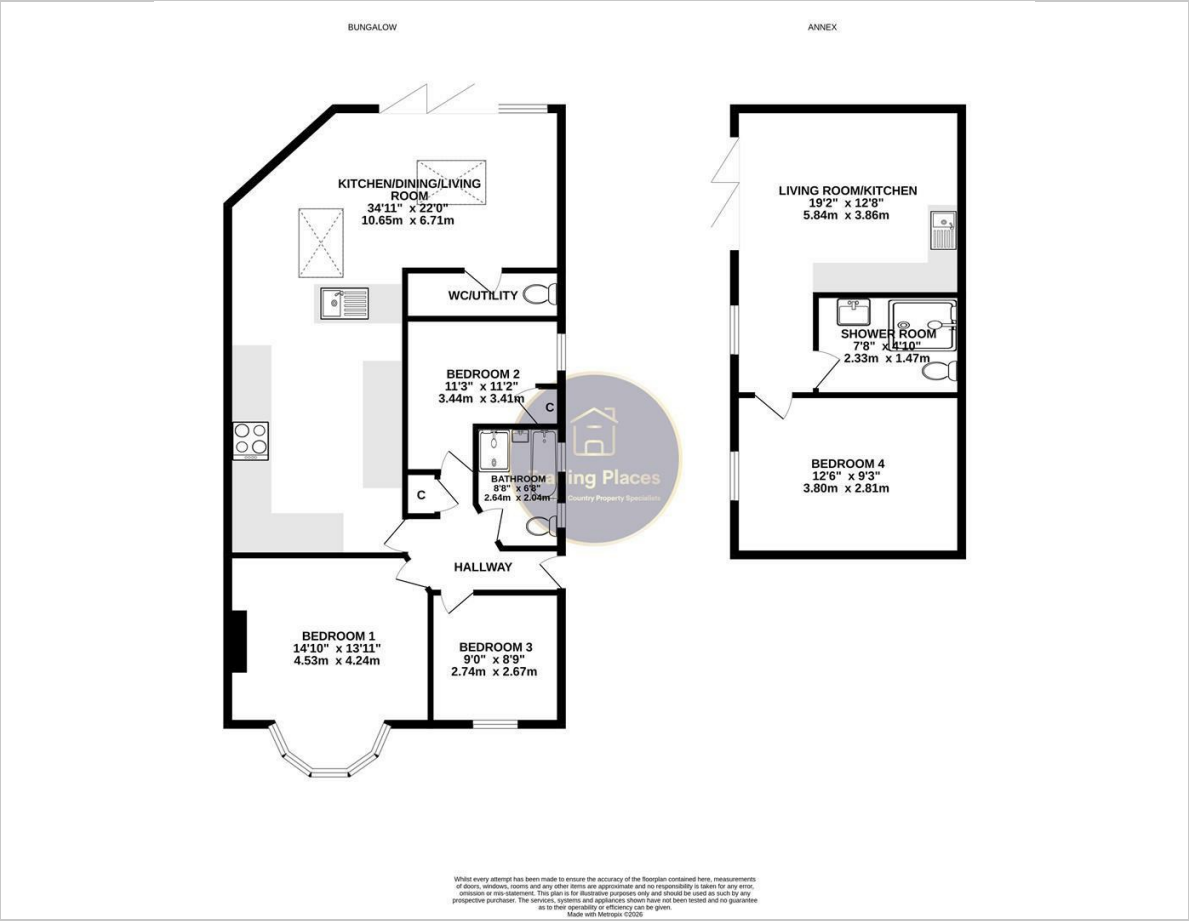
External

The bungalow sits on a generous plot, featuring a double driveway to the front that provides ample off-street parking. At the rear, a substantial south-facing garden enjoys plenty of sunshine, with a mix of lawn and patio areas perfect for outdoor relaxation and entertaining. Fenced boundaries offer privacy, and a path leads conveniently to the detached annex.

Agent Note

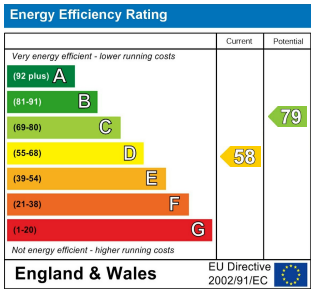
Please note that by law we are duty bound to point out that we are marketing this property on what is classed as a "connected person". Please do not hesitate to contact us for clarification of this.

## Floor Plan




## Area Map

## Energy Efficiency Graph




## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY
**Tel:** 0191 251 1189
**Email:** info@tp-property.co.uk
**www.tp-property.co.uk**

Trading Places
Coastal and Country Property Specialists