FOR SALE

22 WELL RIDGE PARK, WHITLEY BAY NE25 9PQ
£650,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- SITUATED ON A CUL DE SAC WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- ELEGANT RECEPTION ROOM & SPACIOUS CONVERSATORY
- FABULOUS DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- MODERN FAMILY BATHROOM & ENSUITE
- DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL AND SUBSTANTIAL REAR GARDEN
- EPC RATING D

VIEW PROPERTY

PORCH
8'8 x 7'6

HALLWAY
9'2 x 6'4

RECEPTION ROOM
16' x 10'6

DINING KITCHEN
25'4 x 9'7

CONVERSATORY
16' x 11'6

UTILITY ROOM
7'5 x 5'4

DOWNSTAIRS WC

LANDING

BEDROOM
13'9 x 10'10

ENSUITE
7'6 x 6'3

BEDROOM
11'1 x 9'11

BEDROOM
9'6 x 7'10

BEDROOM
9'2 x 6'8

BATHROOM WC
6'2 x 6'2

GARAGE
18' x 17'11

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Occupying a desirable cul-de-sac position within the ever-popular Red House Farm area of Whitley Bay, this exceptional four bedroom detached home is presented to an impeccable standard throughout. Beautifully styled, contemporary and featuring bespoke touches, the property offers an outstanding combination of space, style and practicality, making it an ideal home for modern family living. Red House Farm is particularly popular with families, offering a friendly residential setting, excellent local amenities, well regarded schools and convenient access to transport links and the beautiful North East coastline.

A generously proportioned porch opens into a welcoming entrance hallway, leading to a stylish reception room and an impressive dining kitchen. The kitchen is a fabulous family space, featuring an extensive range of units, luxurious worktops, a feature wall and breakfast bar, alongside ample room for a family dining table. Integrated appliances include an eye level oven, induction hob, extractor, fridge freezer and dishwasher.

Doors lead into a wonderfully spacious conservatory, enjoying lovely garden views and access to the rear garden. A useful utility room provides additional units and space for a washing machine and tumble dryer, whilst a stylish downstairs WC completes the ground floor.

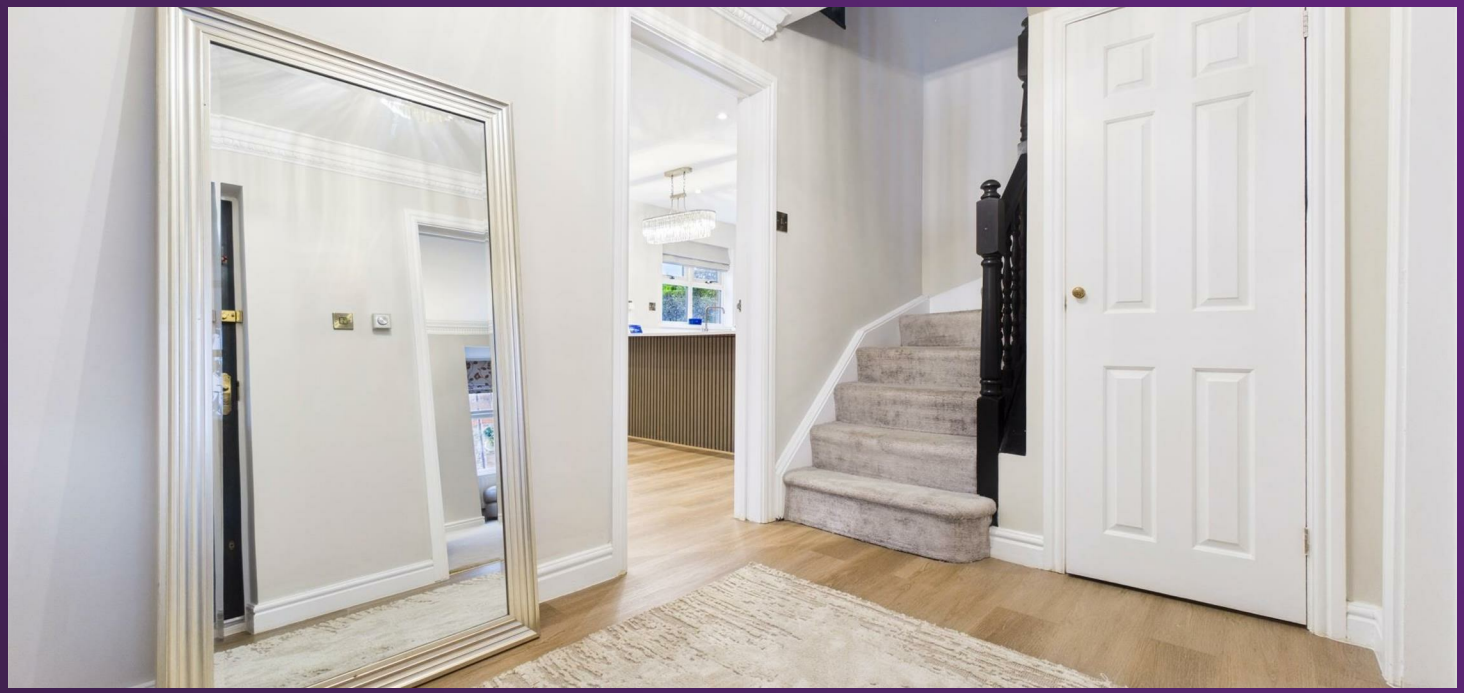
To the first floor are four beautifully presented bedrooms. The principal bedroom enjoys a dual aspect and benefits from a modern ensuite featuring a walk in shower, vanity washbasin and integrated WC. A further bedroom benefits from fitted wardrobes and there is an attractive family bathroom with bath and shower over, vanity washbasin and WC.

Externally, the property boasts a double garage, attractive front garden and driveway providing ample parking. To the rear is a particularly impressive, substantial and beautifully maintained garden, featuring a generous lawn, paved patio areas and mature shrubs, creating a wonderful space for relaxing and entertaining.

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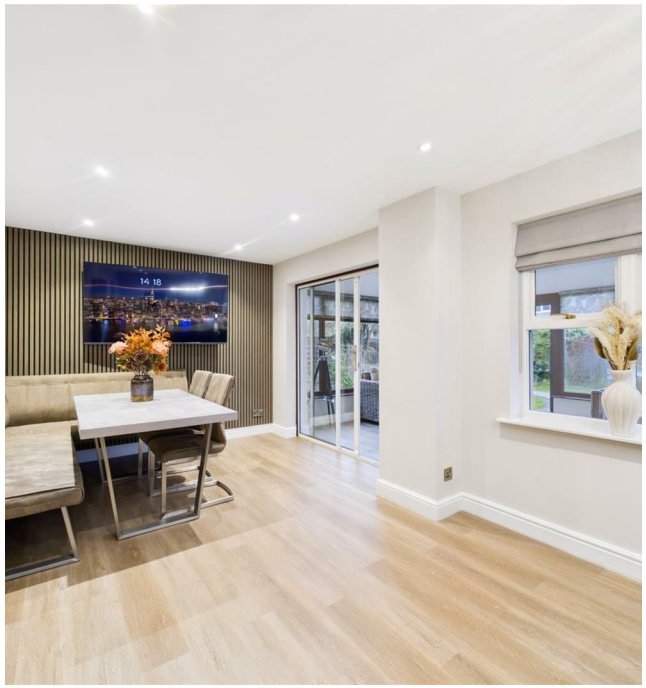






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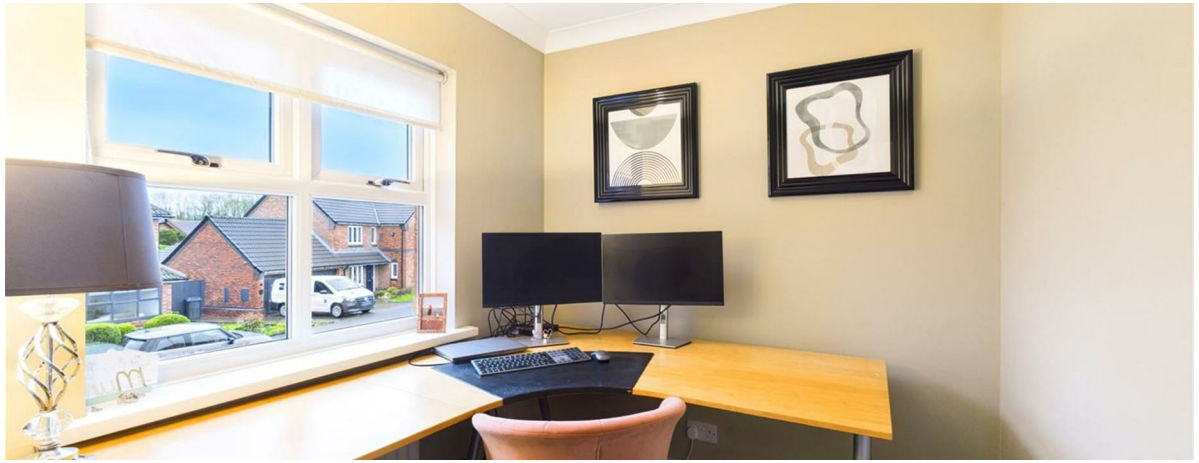


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FLOORPLAN

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Floor 0





Floor 1

Approximate total area(1)

1737 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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