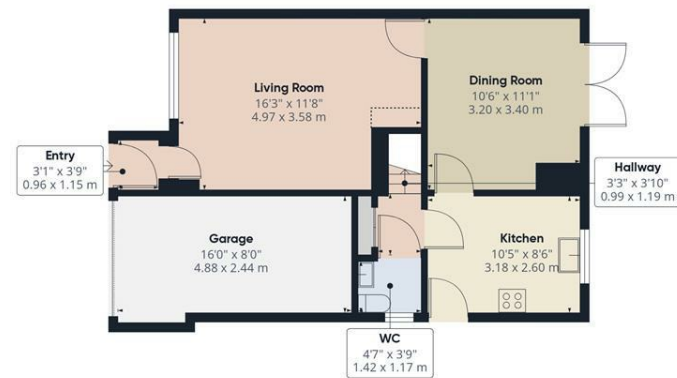




## Briar Vale, Whitley Bay



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1032 ft<sup>2</sup>  
96 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

£415,000

## Description

SPACIOUS AND ATTRACTIVE THREE BEDROOM DETACHED PROPERTY POSITIONED PERFECTLY WITHIN A CUL-DE-SAC UPON THE SOUGHT AFTER RESIDENTIAL DEVELOPMENT OF BRIAR VALE IN WHITLEY BAY

Brannen and Partners are delighted to welcome to the market this well proportioned three bedroom, two bathroom detached property ideally situated within the popular modern development of Briar Vale, Whitley Bay. Boasting modern interiors, private garden, garage and double driveway for off street parking.

Briefly comprising: Initially the practical entrance vestibule leads into the living room.

Overlooking the front of the property, the amply sized living space is light and inviting, furnished with wall panelling and presenting a modern design, connecting directly to the secondary reception space.

Beyond the initial reception room, is a wonderfully light dining room. French doors allow plenty of natural light to fill the space as well as giving access out to the rear garden. Whilst a separate door leads into the kitchen.

Contemporary in design with shaker style cabinetry and marble effect worktops, the kitchen presents a range of fitted wall, drawer and base units, whilst integrated appliances include an induction hob, electric oven, microwave, extractor fan, fridge/freezer, dishwasher and washing machine.

Completing the ground floor, a vestibule is accessed from here housing a convenient WC, integral storage cupboard and stairs to the first floor.

To the first floor are three bedrooms, two of which are doubles in size. The principal bedroom benefits from a double fitted wardrobe, in addition to an en suite shower room furnished with WC, shower cubicle and pedestal wash basin.

Completing the home, the newly refurbished main bathroom comprises a bath with rainfall shower overhead, W.C and vanity wash basin with storage beneath.

Externally to the rear is a private garden with a westerly aspect, laid to lawn and patio, with side access to the front where there is a double driveway for off road parking leading to the integral garage.

Briar Vale itself is a highly sought after area with excellent local schools and transport links to other coastal towns, as well as Newcastle city centre nearby. The centre of Whitley Bay is also close by, which offers an array of local shops as well as cafes and restaurants.

### Entrance Vestibule

3'1" x 3'9"

### Living Room

16'3" x 11'8"

### Dining Room

10'5" x 11'1"

### Kitchen

10'5" x 8'6"

### WC

4'7" x 3'10"

### Vestibule to Stairs

3'2" x 3'10"

### Landing

6'1" x 14'8"

### Bedroom One

9'8" x 12'3"

### En Suite

5'1" x 5'2"

### Bedroom Two

10'1" x 11'3"

### Bedroom Three

7'7" x 8'7"

### Bathroom

7'10" x 5'6"

### Garage

16'0" x 8'0"

### Front & Rear Gardens

### Tenure

Freehold

