



11 Wylam Avenue

Holywell, Whitley Bay



11 Wylam Avenue, Holywell, Whitley Bay, NE25 0TR

An outstanding detached family home, occupying a prominent corner plot within this established residential estate and representing one of the largest properties of its type in the immediate locality.

Purchased by the current owners in 1998, the house has provided a much-loved family home and has since been thoughtfully extended and improved on several occasions. Extensions to both sides of the original house, together with further single storey additions to the rear, have created a substantial and highly versatile home, with generous family living space, five bedrooms, beautifully presented reception rooms and impressive gardens.

The property enjoys an excellent position within the estate, with a substantial frontage and generous driveway parking for several vehicles, potentially up to five or six cars. There is also an integral garage, currently used for storage, motorbike parking and as a fitness and gym training area.

The principal entrance vestibule opens into a welcoming reception hallway, giving access to a cloakroom WC and a family snug positioned to the front of the property. To the opposite side of the hall is a magnificent sitting room, which has been substantially enlarged through the most recent extension and beautifully appointed with stylish interior design finishes.

This elegant reception room features handmade wallpaper, concealed lighting and an impressive integrated cinema, AV and IT system, with speakers discreetly built into the walls, ceiling and surround. The room also incorporates cleverly concealed storage, an automatic projector screen and automated blackout blinds to the windows. This superb system may be available by separate negotiation.





To the rear of the entrance hall, access leads through to the original kitchen area, now greatly enhanced by the extensions to the rear of the property. This fabulous open-plan family living, kitchen and breakfasting space offers a superb arrangement of quality cabinets and units, flowing naturally into a generous dining and sitting area overlooking the gardens to all sides. The kitchen also provides access to a useful utility room, which in turn connects internally to the garage.

To the first floor, the main staircase leads to five bedrooms, four of which are doubles and benefit from fitted wardrobes. There are two well appointed ensuite shower rooms, both presented to a modern standard, together with a luxury family bathroom WC. The principal bedroom also enjoys the additional benefit of its own private sitting area, creating a lovely retreat within the home.

Externally, the gardens are of particular note, being significant in size and beautifully maintained. To the rear there is a raised patio and dining terrace, ideal for outdoor entertainment and summer evenings, with the garden enjoying the benefit of the westerly setting sun. The gardens also include a sunken eight person hot tub, while to the side there is a summer house and sauna, which may also be available as part of the sale by separate negotiation.

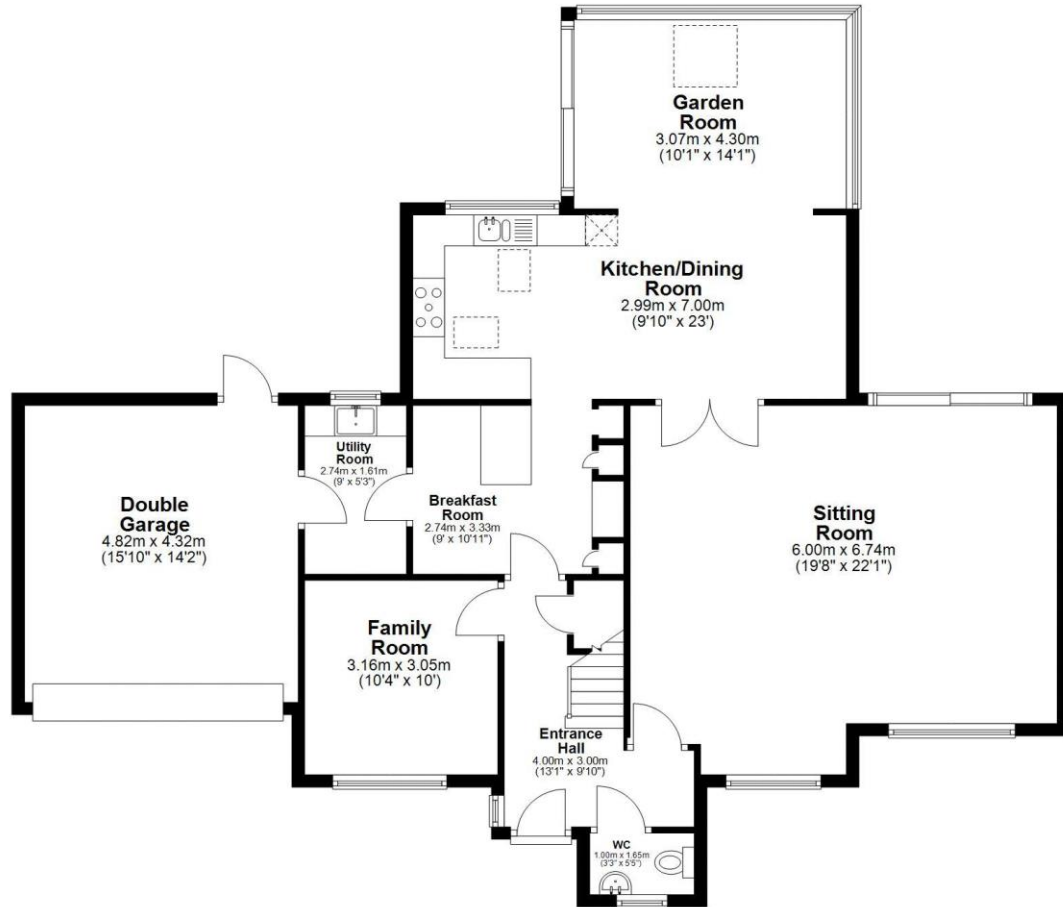
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating C

Price Guide: Offers Over £799,000



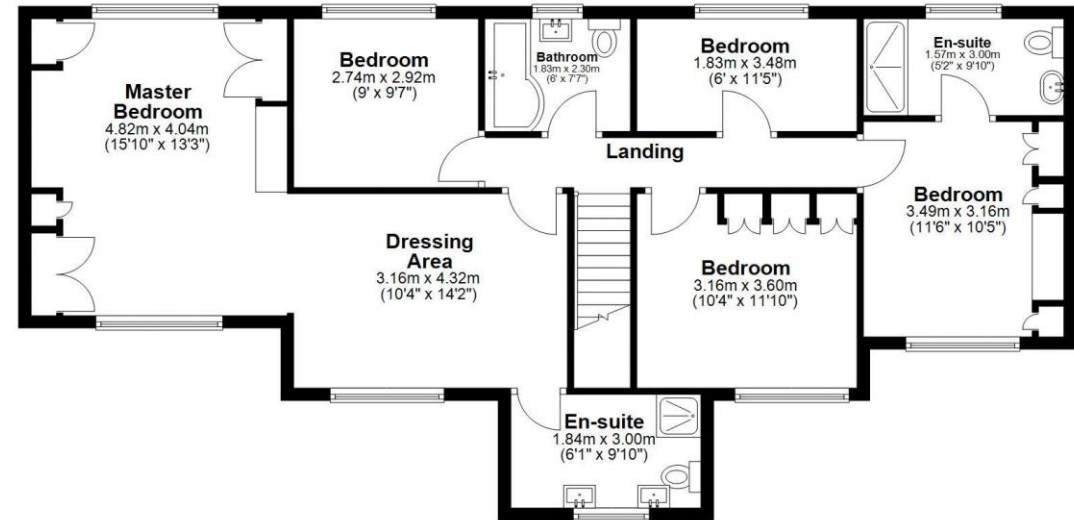
Ground Floor

Approx. 129.3 sq. metres (1392.3 sq. feet)



First Floor

Approx. 96.4 sq. metres (1037.3 sq. feet)



Total area: approx. 225.7 sq. metres (2429.6 sq. feet)

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