



Derwent Road, Cullercoats



Ground Floor



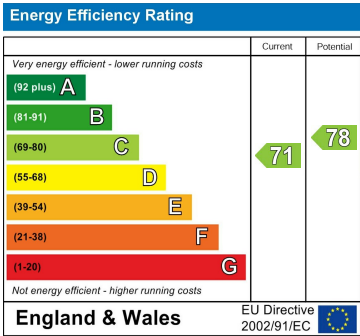
Floor 1

Approximate total area<sup>(1)</sup>  
1901 ft<sup>2</sup>  
176.5 m<sup>2</sup>

(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.

GIRAFFE360



**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.

Price Guide £585,000



Description

SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME  
POSITIONED UPON THE SOUGHT AFTER MARDEN ESTATE  
IN CULLERCOATS

Brannen & Partners are delighted to present a wonderful opportunity to acquire this four bedroom detached property, situated within the highly sought after Marden Estate, Cullercoats. Benefitting from four good sized bedrooms, two bathrooms & WC, as well as a considerable modern extension to the rear, the fantastic location, room proportions and sizeable plot, makes for an exciting and rare opportunity which can only be appreciated by a visit.

Briefly comprising: Practical entrance vestibule, leads into the ample entrance hallway. Welcomed by original wood flooring, the hallway provides access to all principal rooms of the ground floor, aside stairs leading to the first floor, a convenient downstairs WC, study and two integral storage cupboards.

Positioned to the front of the home, the bright and inviting living space continues the original flooring from the hallway, whilst the dual aspect floods the room with natural light. Featuring wall panelling, a media wall and a log burner to the chimney breast, the living area offers the ideal space to unwind with family.

Progressing into the rear of the home, the living/kitchen diner has been extended creating an ample sized open plan space, which is truly the heart of the home. Initially, the contemporary kitchen houses a large variety of high gloss two tone cabinetry, framed with quartz worktops. Presenting an island layout, the kitchen incorporates an integral eye level double oven, Belfast sink, dishwasher, hob with built in extractor, powerpoints, wine fridge and rack, in addition to designated space for an American style fridge freezer and access to the utility. Beyond the kitchen, there is ample space for a six seater dining table, backing onto bifolding doors providing access to the rear garden. Finalising the open plan space, there is a snug tucked to the corner, offering the ideal secondary reception space incorporating further integral storage and wall panelling.

From here, the utility space houses fittings and plumbing for appliances, as well as further worktop space and an integral storage cupboard. The utility offers additional access to the rear garden and garage.

Upon the first floor, is a spacious landing filled with natural light, leading to the four bedrooms and family bathroom. All bedrooms are equipped with integral storage/fitted wardrobes, with the first three bedrooms positioned to the front of the home and double in size. The principal bedroom is particularly generous in size, and is complete with access to the en suite bathroom. Equipped with rainfall shower, WC, heated towel rail and vanity wash basin with storage beneath.

Situated to the rear of the home and completing the property, the ample family bathroom consists of a free standing bath, walk in rainfall shower, W.C., pedestal wash basin and heated towel rail.

Externally to the rear, is a private garden with a westerly aspect. Presenting a modern patio which borders the lawn and creates pathways down the side of the home, the garden offers a perfect social space to enjoy outdoor living with family and friends. Whilst to the front, the paved driveway provides off street parking and access to the garage, aside a small lawned garden with hedged boundary.

Cullercoats is a popular residential area positioned close to the beautiful North East coastline. Set between Whitley Bay and Tynemouth, Cullercoats has good amenities and ease of access to the centre of Newcastle. There are highly regarded schools nearby and fantastic beaches within walking distance.

Entrance Vestibule  
4'7" x 9'1"

Hallway  
14'7" x 7'10"

WC  
5'4" x 4'0"

Study  
6'0" x 8'9"

Living Room  
19'9" x 11'3"

Kitchen Diner  
25'9" x 18'6"

Utility Room  
7'2" x 8'3"

Landing  
20'11" x 3'1"

Bedroom One  
16'2" x 11'4"

En Suite  
5'7" x 5'2"

Bedroom Two  
9'7" x 10'11"

Bedroom Three  
7'4" x 11'6"

Bedroom Four  
8'5" x 8'10"

Bathroom  
7'5" x 10'9"

Garage  
7'10" x 17'1"

Front & Rear Gardens

Tenure  
Freehold

