

SIGNATURE

NORTH EAST

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 The Brambles, Whitley Bay NE25 0RQ

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Asking Price
£325,000

Signature North East are delighted to welcome this charming four-bedroom detached property to the market, ideally located in the sought-after village of New Hartley. This home enjoys a fantastic position with easy access to beautiful beaches and scenic countryside, perfect for an outdoor lifestyle. It is also ideal for commuters, with excellent transport links including nearby Seaton Delaval train station providing direct access to Newcastle City Centre, as well as convenient road connections. The area further benefits from well-regarded schools and local amenities.

Upon entering, you are welcomed into a spacious hallway leading to a bright and generously sized living room, complete with a bay window and ample space for furnishings. Double doors open into the open plan kitchen/diner, which can accommodate a dining table. The kitchen offers a range of attractive wall and base units, sleek countertops and a breakfast bar for seating. Integrated appliances include two ovens and hob, while French doors provide access to the rear garden. The kitchen also leads to a utility room and convenient W.C. Completing the ground floor is a separate dining room, formerly the garage, now thoughtfully converted.

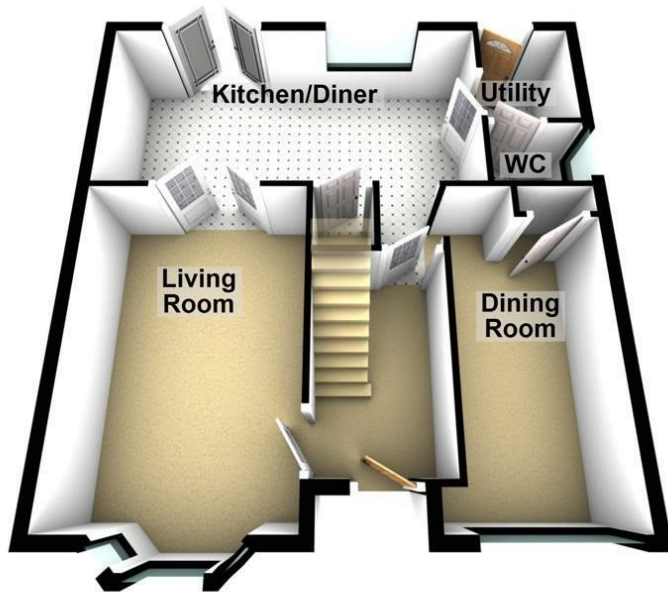
Continuing your journey to the first floor, you will find four bedrooms. Bedrooms one and two comfortably accommodate double beds along with additional furnishings, while bedrooms three and four are ideal as single rooms, guest bedrooms or home offices. Bedroom one benefits from built-in wardrobes and a modern en-suite featuring a shower, W.C. and hand basin, providing a private and practical space. Bedroom two also offers the convenience of built-in wardrobes, allowing for excellent storage. Completing this floor is the family bathroom, fitted with a bathtub with handheld shower, hand basin and W.C.

Externally, the property boasts a generous low maintenance rear garden with a substantial patio area and artificial lawn, perfect for outdoor dining and entertaining. To the front, there is a driveway providing off-street parking for up to two vehicles, adding further convenience to this attractive home.

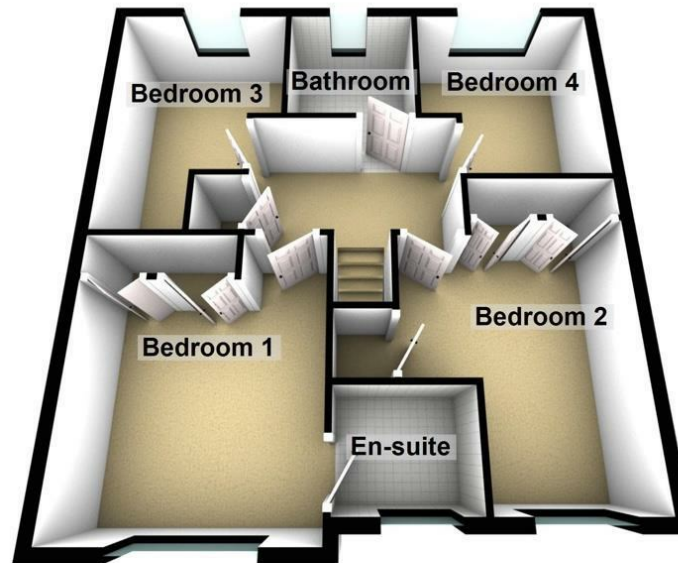


PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 128.8 sq. metres (1386.0 sq. feet)

Measurements:

Living Room
16'3" x 11'0"

Kitchen / Diner
13'4" x 20'8"

Dining Room
7'5" x 14'6"

WC
3'6" x 4'11"

Utility
5'11" x 4'11"

Bedroom One
11'5" x 11'9"

En Suite
5'6" x 6'1"


Bedroom Two
11'8" x 11'1"

Bedroom Three
12'9" x 6'6"

Bedroom Four
10'1" x 9'6"

Bathroom
6'9" x 6'10"

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 75 | |
| (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  | |





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