

**46 ST. LUCIA CLOSE**  
**WHITLEY BAY NE26 3HT**  
**£499,950**

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- **THREE BEDROOM SEMI DETACHED HOUSE**
- **LOUNGE**
- **DINING KITCHEN & UTILITY ROOM**
- **SUN ROOM & GARDEN ROOM**
- **BATHROOM WC & DOWNSTAIRS SHOWER ROOM**
- **QUIET CUL DE SAC LOCATION**
- **ATTACHED GARAGE**
- **OUTSTANDING & SUBSTANTIAL REAR GARDEN**
- **FRONT GARDEN WITH DRIVEWAY PARKING**
- **EPC RATING C**

This beautiful, immaculately presented semi-detached property is perfectly located in a quiet cul de sac position within a residential setting with beautiful views over the golf course. It boasts an abundance of modern features with period charm and is ideal for a family.

This is a three bedroom property set over two floors. Ground Floor: lounge, dining kitchen, utility room, downstairs shower room, garden room, sunroom. First floor: three bedrooms, bathroom WC. Externally: driveway parking, attached garage, front garden, substantial rear garden.

The fabulous location, perfect family feel, generous size and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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### VESTIBULE

6'0" x 3'4"

Enter through the UPVC front door with glass panels into vestibule. With UPVC double glazed windows, tiled flooring and UPVC double glazed door with obscured glazed panels and side window leading to entrance hallway.

### ENTRANCE HALLWAY

6'7" x 11'9"

Welcoming entrance hallway with understairs cupboard, stained wood flooring, double radiator and stairs incorporating spindles to first floor. Doors to lounge and dining kitchen.

### LOUNGE

14'3" x 13'3"

The lounge is modern, bright and front facing with ceiling coving, UPVC double glazed walk in bay window, stained wood flooring, double radiator and TV point. There is a recess to chimney breast with solid wood beam, slate hearth and multi fuel burner. Open to dining kitchen.

### DINING KITCHEN

20'2" x 10'3" (includes sun room)

Fabulous, contemporary, dining kitchen with an Island layout. Benefitting from wall, base, full height and drawer units with granite worktops and upstands, incorporating one and a half bowl sink, drainer and mixer taps. Integrated appliances include eye level single oven, combination microwave oven, warming drawer, bin storage and dishwasher. The larger style island benefits from base and drawer units with granite worktop incorporating five ring gas hob and breakfast bar. There are recessed ceiling spotlights, UPVC double glazed window, stained wood flooring and vertical radiator. Open to sun room, door to utility room.

### SUNROOM

Light and spacious sunroom with UPVC double glazed windows overlooking the beautiful rear garden, stained wood flooring, double radiator and UPVC double glazed French doors to rear garden.



### UTILITY ROOM

14'8" x 4'1"

Practical and versatile utility room benefitting from recessed ceiling spotlights, space for American style fridge freezer, wood flooring and double radiator. Doors to garden room, downstairs shower room and garage. UPVC double glazed door to rear garden.

### DOWNSTAIRS SHOWER ROOM

7'6" x 3'10"

Modern downstairs shower room benefitting from walk in rainfall shower with additional shower attachment, pedestal washbasin and low level WC. There is a skylight, ceiling spotlights, partially tiled walls, wood flooring, extractor fan and towel warmer.

### GARDEN ROOM

17'5" x 11'8"

Versatile, bright and rear facing with UPVC double glazed windows giving views over the garden and golf course, recessed ceiling spotlights, log burner, wood flooring, double radiator and UPVC double glazed French doors to rear garden.

### LANDING

6'3" x 9'5"

The landing is light and airy with loft access, UPVC double glazed obscured window and traditional style pulley ailer. Doors to bedrooms and bathroom WC.

### BEDROOM ONE

12'4" x 11'0"

Bedroom one is bright and front facing with UPVC double glazed window, fitted wardrobes, single radiator and TV point.

### BEDROOM TWO

10'11" x 9'1"

Bedroom two is modern and rear facing with UPVC double glazed window giving fantastic views over the golf course, built in cupboard, double radiator and TV point.

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### BEDROOM THREE

8'10" x 8'1"

Bedroom three is front facing with UPVC double glazed window and single radiator.

### BATHROOM WC

8'9" x 5'3"

Contemporary and stylish bathroom benefitting from panelled bath with rainfall shower over and additional attachment, vanity washbasin with cupboard beneath and low level WC. There are tiled walls, contrasting tiled flooring, traditional style towel radiator and two UPVC double glazed obscured windows.

### GARAGE

18'9" x 8'3"

Attached garage currently used as storage and utility room with lighting, power points, workbench, Belfast sink, spaces for washing machine and tumble dryer, built in cupboard and shelving, combi boiler and electric roll top garage door.

### FRONT GARDEN

Front garden with driveway parking, gravelled area and mature shrubs. The boundary is marked by a fence.

### REAR GARDEN

Impressive, private and substantial rear garden with a peaceful feel and Westerly facing aspect. The garden is laid to lawn with generously sized porcelain tiled patio area providing ample space for entertaining and dining with beautiful views over the garden and beyond, mature shrubs, borders, greenhouse, summerhouse, water tap and external lighting. There are a wide selection of fruit trees including damson, plum, pear and apple, berry bushes including strawberry, gooseberry, red, white and black currants. Also included are numerous bespoke raised sleeper beds ready for vegetable planting and a boundary marked by a fence with gated rear access.



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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.

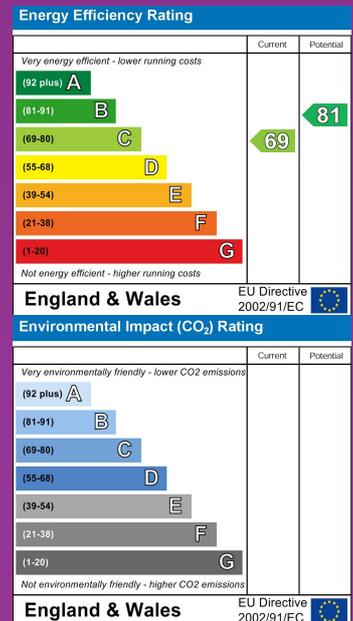
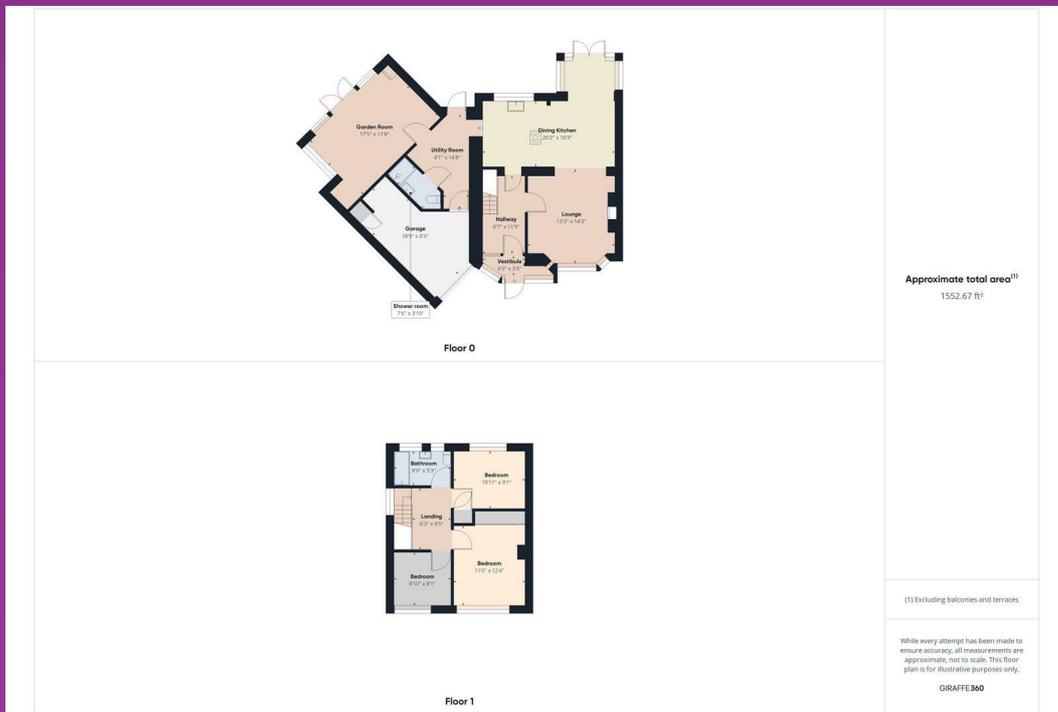
## Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

## 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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