

FOR  
SALE

8 NORTH RIDGE, WHITLEY BAY NE25 9XT  
£875,000



#### 4 BEDROOM HOUSE - DETACHED

- SUPERB FOUR BEDROOM DETACHED HOUSE
- SUBSTANTIAL PLOT WITHIN HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS & CONSERVATORY
- SNUG & GARDEN ROOM
- DINING KITCHEN & UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM WITH SAUNA
- FAMILY BATHROOM, ENSUITE & DRESSING ROOM
- DOUBLE GARAGE & FRONT GARDEN WITH DRIVEWAY PARKING FOR MULTIPLE CARS
- SECLUDED REAR GARDEN
- NO UPPER CHAIN & EPC RATING C

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SNUG  
11'3 x 10'7

RECEPTION ROOM  
28'5 x 14'9

RECEPTION ROOM  
17'7 x 10'9

CONSERVATORY  
22'4 x 14'10

DINING KITCHEN  
22'4 x 15'7

GARDEN ROOM  
19'1 x 9'6

DOWNSTAIRS SHOWER ROOM & SAUNA  
11'3 x 3'11

BEDROOM  
16'6 x 10'11

DRESSING ROOM  
8'8 x 4'8

ENSUITE  
8'7 x 7'9

BEDROOM  
14'8 x 10'10

BEDROOM  
15'9 x 9'1

BEDROOM  
18'2 x 7'5

BATHROOM WC  
11'8 x 6'5

GARAGE  
18'11 x 16'9

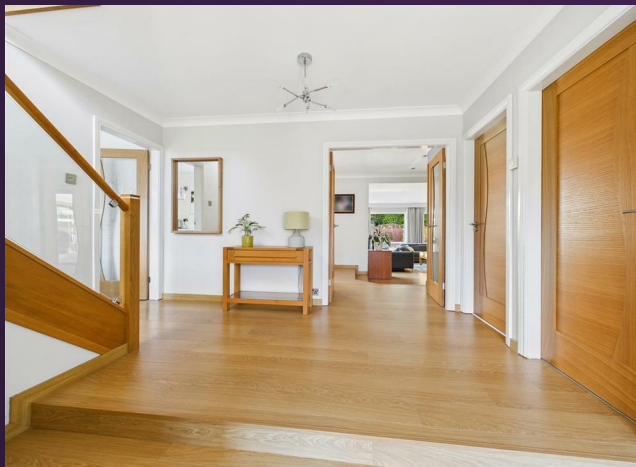
## 8 NORTH RIDGE, WHITLEY BAY NE25 9XT

Embleys are delighted to be instructed in the sale of this stunning, detached house which was built in 1983 and is perfectly located on a substantial plot within a much sought after residential location. It boasts a wealth of contemporary features, has no upper chain and is ideal for a family.

With over 3000 square feet of accommodation set over two floors, this fantastic property consists of a spacious hallway with stairs up to the first floor and doors to the front facing snug, cloaks room, reception rooms, dining kitchen and the downstairs shower room with walk in shower, WC, washbasin and sauna. Both reception rooms are light and open plan including a feature wall with a built in remote controlled fire, large dining room and access to the spacious conservatory. The fabulous dining kitchen benefits from a wide range of units, Corian worktops with moulded upstands, undercabinet lighting, drinks dresser, an American style fridge freezer and integrated appliances including double pyrolitic ovens, gas hob, chimney hood and dishwasher. There is also a charming garden room overlooking the rear with a wood burning stove and a utility room with further units and space for appliances. To the first floor there are four spacious bedrooms, the main bedroom has a dressing room with fitted wardrobes and an ensuite with rainfall power shower, vanity wash basin and WC. Two of the bedrooms have Cavendish fitted wardrobes including drawers and a good sized family bathroom benefitting from bath with rainfall power shower over, vanity washbasin and WC. Externally there is a well maintained front garden with lawn and driveway parking for up to five cars and a beautiful, secluded rear garden with pergola, lawn, mature shrubs, water feature, shed, porcelain paved patio, decking, lighting and wood stores. The generous size, amazing condition and fabulous location of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

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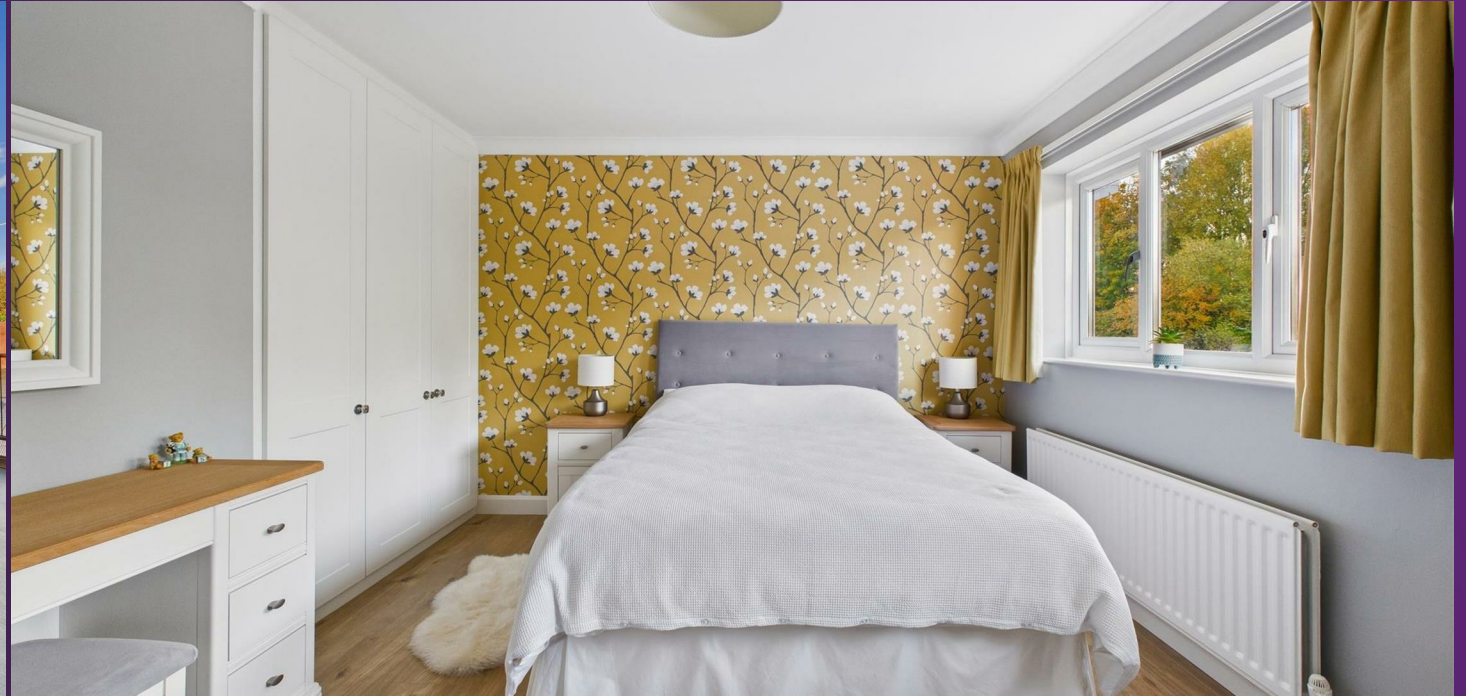
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
3069 ft<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.

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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.

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#### 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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#### Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   | <b>74</b> | <b>78</b> |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current | Potential |
|------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |           |
| (92 plus) <b>A</b>                                         |         |           |
| (81-91) <b>B</b>                                           |         |           |
| (69-80) <b>C</b>                                           |         |           |
| (55-68) <b>D</b>                                           |         |           |
| (39-54) <b>E</b>                                           |         |           |
| (21-38) <b>F</b>                                           |         |           |
| (1-20) <b>G</b>                                            |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |           |

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