



5 BEDROOM HOUSE - DETACHED

- FIVE BEDROOM DETACHED HOUSE
- UNFURNISHED & AVAILABLE JANUARY 2025
- RECEPTION ROOM & STUDY
- CONTEMPORARY KITCHEN DINER & UTILITY ROOM
- BATHROOM WC, TWO ENSUITES & DOWNSTAIRS WC
- DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING B

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ENTRANCE HALLWAY

RECEPTION ROOM  
17'1 x 12'8

STUDY  
10'3 x 9'11

KITCHEN DINER  
18'6 x 12'5

UTILITY ROOM  
5'8 x 5'3

DOWNSTAIRS WC

LANDING

BEDROOM  
12'5 x 11'5

ENSUITE

BEDROOM  
12'6 x 12'2

ENSUITE

BEDROOM  
11'0 x 8'7

BEDROOM  
10'11 x 8'8

BEDROOM  
9'9 x 9'1

BATHROOM WC  
8'4 x 6'5

GARAGE  
16'6 x 15'11

FRONT GARDEN  
REAR GARDEN

## 16 MARSHALL GREEN WAY, WHITLEY BAY NE25 9GL

Embleys are delighted to be instructed in the letting of this stunning, detached house built circa 2016 perfectly located in the highly sought area residential estate of West Park, available from January, unfurnished and ideal for a family.

With over 1600 square foot of accommodation set over two floors, this immaculately presented property comprises of a spacious entrance hallway with doors to reception room, study, kitchen diner, downstairs WC and garage. The stylish and elegant reception room has a remote controlled fire and UPVC French doors leading to the garden. There is a study, a downstairs WC and a fabulous kitchen diner benefitting from contemporary high gloss units, granite worktops, integrated appliances include eye level double oven, induction hob, chimney hood, fridge, freezer and dishwasher. The utility room has further units, granite worktops and integrated washing machine. To the first floor there are five spacious bedrooms, two with views over the fields and beautiful ensuite bathrooms with walk in showers, washbasins and WCs. There is also a family bathroom benefitting from panelled bath with shower over, pedestal wash basin and low level WC. Externally there is a double integral garage, well maintained front garden with driveway parking for two cars and a stunning South facing rear garden with pergola, lawn, raised sleeper beds and a seating area. The amazing condition, exceptional features, generous size and fabulous location of this property makes for an exciting opportunity which will only truly be 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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Approximate total area<sup>(1)</sup>

1747.31 ft<sup>2</sup>

Reduced headroom

12.39 ft<sup>2</sup>

Floor 0



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1

#### 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.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) 4 B E <sub>BR</sub>	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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 CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) V B <sub>W</sub>		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	