

E
FOR
SALE

1 HERTFORD CLOSE, WHITLEY BAY NE25 9XH
£515,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED PROPERTY
- IMMACULATELY PRESENTED
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH RECEPTION ROOM
- CONTEMPORARY KITCHEN DINER
- UTILITY ROOM
- BEAUTIFUL BATHROOM & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN, DRIVEWAY PARKING & SOUTH FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY
3'6" x 14'3"

RECEPTION ROOM
12'10" x 15'10"

KITCHEN DINER
19'10" x 13'10"

DOWNSTAIRS WC
2'8" x 5'8"

UTILITY SPACE
8'6" x 11'2"

LANDING

BEDROOM
10'10" x 15'9"

BEDROOM
10'10" x 12'7"

BEDROOM
8'9" x 9'8"

BATHROOM
8'5" x 7'7"

GARAGE
8'8" x 10'7"

FRONT GARDEN
REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning, detached house which is perfectly located within a highly sought after residential area. It boasts a wealth of contemporary features and is ideal for a range of buyers. With over 1300 square feet of accommodation set over two floors, this delightful property consists of a welcoming entrance hallway with stairs up to the first floor and doors to the stylish reception room, contemporary kitchen diner and downstairs WC. The fabulous kitchen diner has a range of bespoke units with Corian worktops and a kitchen island with induction hob, storage and seating. There are integrated appliances including an eye level double oven, dishwasher, fridge freezer and access to the utility space and stunning rear garden through Bi-folding doors. To the first floor there are three bedrooms and a beautiful contemporary Lusso bathroom benefitting from a free standing slipper bath, walk in rainfall shower, vanity wash basin and low level WC. Externally there is an attached garage, a well maintained front garden with lawn, mature shrubs and driveway parking and a south facing substantial rear garden with lawn, decked area and patio.

The amazing condition, generous size and fabulous location of this property makes for an exciting opportunity which can 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.

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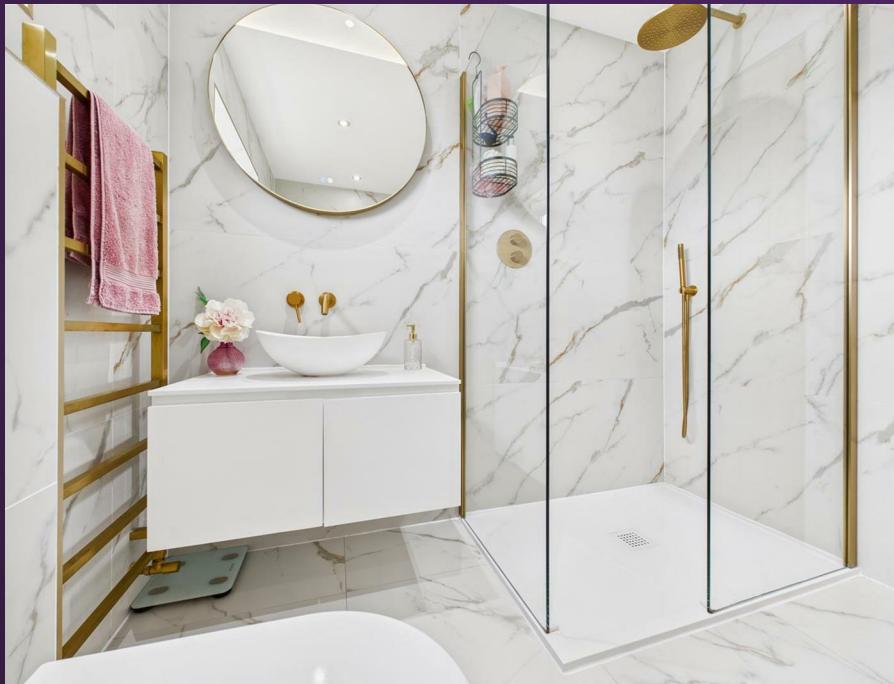
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Floor 0

Approximate total area⁽¹⁾

1302 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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 | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | 56 |
| (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 (CO₂) Rating

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

England & Wales

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