

32 HAUXLEY DRIVE
WHITLEY BAY NE25 9GE
£495,000



- **FOUR BEDROOM DETACHED HOUSE**
- **LOUNGE**
- **KITCHEN DINER & FAMILY ROOM**
- **DOWNSTAIRS WC**
- **BATHROOM WC & EN SUITE**
- **SITUATED IN A CUL DE SAC**
- **SOUGHT AFTER LOCATION**
- **FRONT GARDEN WITH DRIVEWAY PARKING**
- **REAR GARDEN WITH GARDEN STUDIO**
- **EPC RATING B**

Embleys are delighted to be instructed in the sale of this beautiful, detached property built in 2016 and perfectly located within a cul de sac in a sought after West Park residential area. It boasts a variety of modern features and is ideal for a family.

This is a four bedroom property set over two floors. Ground Floor: Lounge, kitchen diner & family room, downstairs WC. First floor: Four bedrooms, en-suite, bathroom WC. Externally: driveway parking, attached garage, front garden, South facing rear garden with garden studio.

The fabulous location, perfect family feel and amazing condition 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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ENTRANCE HALLWAY

Enter through the composite front door with glazed panels into entrance hallway. With ceiling spotlights, wood style flooring, single radiator and stairs to first floor. Doors to lounge, kitchen diner & family room and downstairs WC.

LOUNGE

15'10" x 10'4"

The lounge is generously sized and front facing with recessed ceiling spotlights, UPVC double glazed walk in bay window, wood style flooring, double radiator and TV point. There is a feature fireplace with stone surround & hearth and integrated living flame gas fire. Double doors with glazed inserts giving access to kitchen diner & family room.



OPEN PLAN KITCHEN DINER & FAMILY ROOM

25'11" x 10'5"

Fabulous open plan, contemporary kitchen diner and family room with ample room for a four seater dining table and additional lounge area. Benefitting from wall, base and drawer units with contrasting worktops incorporating one and a half bowl sink, drainer and mixer taps. Integrated appliances include eye level double oven, four ring gas hob, chimney hood and dishwasher. Space for American style fridge freezer and space and plumbing for a washing machine. There are recessed ceiling spotlights, two UPVC double glazed windows, two double radiators and wood style flooring. UPVC double glazed French doors leading to rear garden.

DOWNSTAIRS WC

Benefitting from corner pedestal wash basin and low level WC.

There are recessed ceiling spotlights, UPVC double glazed obscured window, single radiator and extractor fan.

LANDING

Light and spacious landing with loft access, UPVC double glazed window and single radiator. Doors to bedrooms and bathroom WC.

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BEDROOM ONE

14'1" x 9'11"

Bedroom one is stylish, bright and rear facing with UPVC double glazed window, fitted wardrobes to one wall and single radiator.

Door to en suite.

EN SUITE

7'9" x 5'1"

En suite benefitting from walk in power shower, pedestal wash basin and low level WC. There are recessed ceiling spotlights, partially tiled walls, tiled flooring, chrome towel warmer and extractor fan.

BEDROOM TWO

12'6" x 10'9"

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

BEDROOM THREE

11'7" x 10'4"

Bedroom three is rear facing with UPVC double glazed window, fitted wardrobes, single radiator and TV point.

BEDROOM FOUR

9'0" x 8'4"

Bedroom four is front facing with UPVC double glazed window, double radiator and wood style flooring.



BATHROOM WC

8'7" x 6'11"

Modern bathroom benefitting from panelled bath, pedestal wash basin and low level WC. There are partially tiled walls, tiled floor, fitted cupboard, single radiator and UPVC double glazed obscured window.

GARAGE

17'7" x 8'1"

Attached garage with lighting, power points and up and over garage door.

FRONT GARDEN

Low maintenance front garden with driveway parking for up to two cars and laid to lawn. The boundary is marked by a small hedge.

REAR GARDEN

Stunning, South facing and landscaped rear garden. Laid to lawn with paved patio area, raised deck with pagoda, garden studio, water feature and external lighting. The boundary is marked by fence and hedge.

GARDEN STUDIO

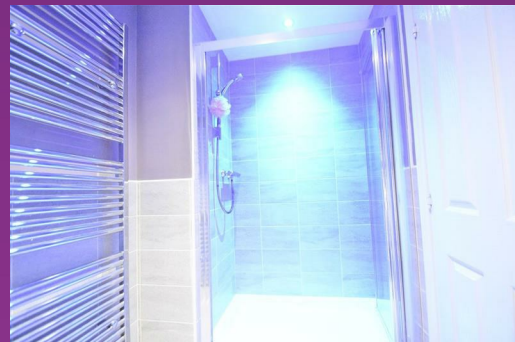
17'2" x 10'10"

Canadian cedar garden studio with air conditioning, sound proofing, insulation, power, internal lighting, integrated external lighting, double glazed windows and French doors with integrated blinds.

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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

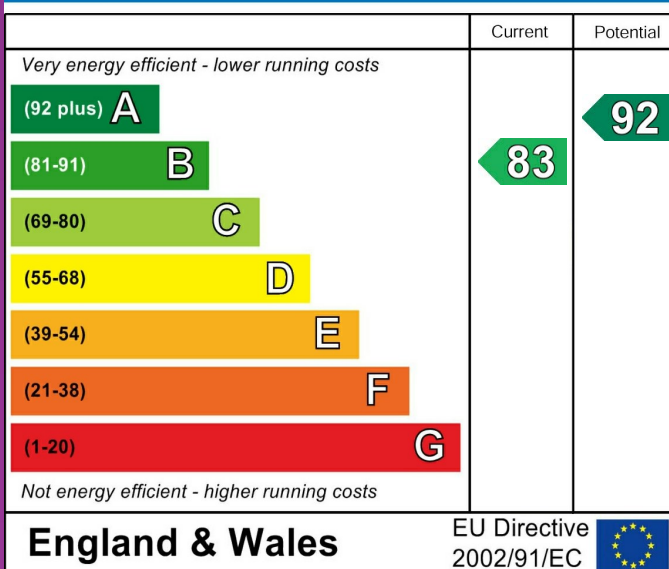
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

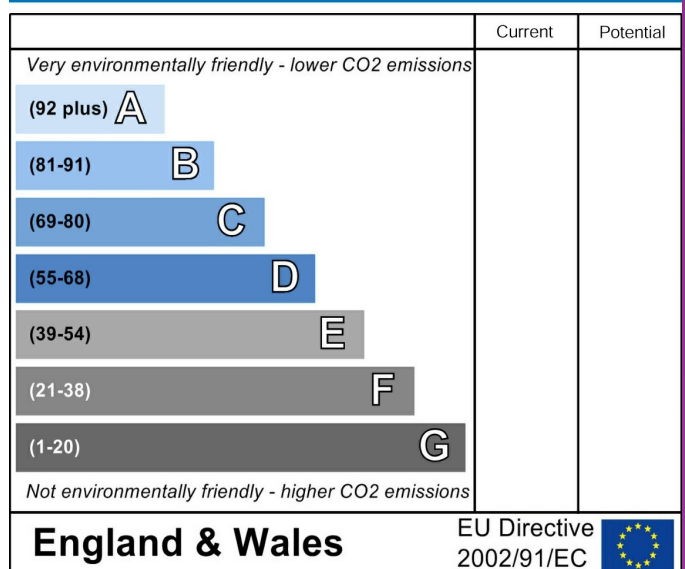
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations 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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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