

**1 BRIERDENE CRESCENT
WHITLEY BAY NE26 4AB
£795,000**



- FIVE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS & GARDEN ROOM
- STUNNING DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- BATHROOM, SHOWER ROOM & ENSUITE
- WELL EXTENDED, CONVERTED & RENOVATED TO A HIGH STANDARD THROUGHOUT
- FRONT GARDEN WITH DRIVEWAY PARKING FOR MULTIPLE CARS
- BEAUTIFUL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

Embleys are delighted to be instructed in the sale of this stunning, well extended and converted, semi detached house located in the much sought after Briar Dene residential and coastal area. It has been renovated and interior designed to an outstanding specification throughout with many bespoke and designer modern features whilst retaining its period charm. This property has no upper chain and is ideal for a family looking for a unique home offering space for contemporary living and entertaining.

This superb property is set over three floors. Ground floor: two reception rooms, dining kitchen & family room, utility room, downstairs shower room, garden room. First floor: four bedrooms, dressing room, ensuite, bathroom WC. Second floor: bedroom, shower room. Externally: front & side gardens with driveway parking, rear garden. The exceptional features, amazing condition and fabulous location of this property makes for a rare and 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 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 Crittall aluminum framed glazed front door with full length matching windows to both sides leading into the grand and spacious entrance hallway. There are recessed ceiling spotlights, bespoke painted wood panelling to walls, understairs walk in storage cupboard, Karndeane style flooring and double radiator. There is an impressive staircase with spindles and Oak treads leading up to the first floor and doors to reception rooms and the open plan dining kitchen and family room.

RECEPTION ROOM ONE

13'9" x 12'5"

Reception room one is bright, modern and front facing with ceiling spotlights, designer wall lights, Crittall aluminum framed glazed walk in bay window, combined USB ports and TV points, and Karndeane style flooring. There is a recess to chimney breast with tiled insert, marble hearth and log burner.

RECEPTION ROOM TWO

11'0" x 9'8"

Reception room two is modern, versatile and front facing with ceiling spotlights, Crittall aluminum framed glazed picture window, Karndeane style flooring, TV point and double radiator.

DINING KITCHEN & FAMILY ROOM

26'2" x 18'9"

Stunning, newly fitted and contemporary dining kitchen and family room with space for a eight seater family dining table, lounge area and a substantial Island. Benefitting from an impressive range of In frame wall, base and drawer units, including full length cupboards, with Quartz worktops and upstands incorporating one and a half bowl undermount sink, drainer and matt black mixer taps. Integrated appliances include eye level single oven, full height fridge, full height freezer, dishwasher, microwave, warming drawer and waste bins. The Island incorporates large styler pan drawers, base units, Quartz worktop and induction hob with built in extractor.

Throughout this beautiful space there are recessed ceiling spotlights with twin wall lights, combined USB ports and TV point, Karndeane style flooring and two double radiators. Overlooking the rear garden there are a multitude of full length Crittall aluminum framed glazed windows including matching French doors providing an abundance of natural light and access to the rear garden. Archway to inner hallway.



INNER HALLWAY

With recessed ceiling spotlights, Karndeane style flooring, single radiator and Crittall aluminum framed glazed patio door to rear garden. Doors to utility room and downstairs shower room.

UTILITY ROOM

11'2" x 9'8"

Good sized utility room with an ample range of base units and full length cupboards, Quartz worktop and upstands, single bowl undermount sink, matt black mixer tap and drainer.

Integrated appliances include washing machine and tumble dryer. There are recessed ceiling spotlights, Karndeane style flooring and single radiator. There is a door to the side entrance with recessed ceiling spotlights, Karndeane style flooring, door to the garden room and Crittall aluminum framed glazed door leading to the front of the property.

DOWNSTAIRS SHOWER ROOM

6'4" x 5'9"

Contemporary and newly fitted downstairs shower room benefitting from walk in rainfall shower with additional shower attachment, vanity wash basin with storage beneath and integrated WC. There are recessed ceiling spotlights, tiled walls, Karndeane style flooring with underfloor heating and full length Crittall aluminum framed glazed obscured window.

GARDEN ROOM

17'11" x 13'5"

This fantastic garden room is spacious and light providing a versatile space for additional entertaining, guest room or studio with its own private entrance to the front of the property and access to the rear garden. There are recessed ceiling spotlights, Crittall aluminum framed glazed full length windows and French doors providing plentiful natural light, cupboard housing the boiler system, Karndeane style flooring and double radiator.

FIRST FLOOR LANDING

Spacious landing with ceiling spotlights, single radiator and stairs including spindles and Oak treads up to the second floor. Doors to four bedrooms and bathroom WC.

BEDROOM ONE

12'11" x 11'11"

Stylish and front facing bedroom with ceiling spotlights, Crittall aluminum framed glazed picture window providing sea views, designed wall lights, TV point and double radiator. Doors to dressing room and ensuite.

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ENSUITE 11'11" x 5'8"

Beautiful and contemporary ensuite benefitting from matt black fittings, double ended bath with freestanding mixer tap, walk in rainfall shower with additional shower attachment, twin ceramic washbasin with cabinet beneath and integrated WC. There are recessed ceiling spotlights, twin wall lights, tiled walls, matt black towel warmer, extractor fan and Karndean style flooring.

DRESSING ROOM 9'1" x 7'11"

Good sized dressing room with recessed ceiling spotlights, Crittall aluminum framed glazed window and single radiator.

BEDROOM TWO 10'7" x 9'8"

Bedroom two is bright and front facing with ceiling spotlights, Crittall aluminum framed glazed window, TV point and double radiator.

BEDROOM THREE 18'2" x 9'7"

Bedroom three is spacious, bright and front facing with ceiling spotlights, Crittall aluminum framed glazed larger style window to the front of the property and another to the side, TV point and double radiator.

BEDROOM FOUR 11'3" x 9'7"

Bedroom four is modern and rear facing with ceiling spotlights, Crittall aluminum framed glazed window and double radiator.

BATHROOM WC 7'11" x 5'10"

Contemporary family bathroom benefitting from bath with tiled side and rainfall shower over, vanity washbasin with storage beneath, low level WC, recessed ceiling spotlights, partially tiled walls, Karndean style flooring, Crittall aluminum framed glazed obscured window and extractor fan.

SECOND FLOOR LANDING

With recessed ceiling spotlights, space for a seating or dressing area, Crittall aluminum framed glazed window providing elevated sea views and double radiator. Doors to bedroom five and shower room.

BEDROOM FIVE 15'6" x 14'6"

Spacious and rear facing bedroom with Crittall aluminum framed glazed window providing elevated sea views, eaves storage cupboards, TV point and double radiator.



SHOWER ROOM 9'4" x 8'9"

Beautiful shower room benefitting from gold style fittings, walk in shower with rainfall shower and additional shower attachment, pedestal wash basin and integrated WC. There are partially tiled walls, towel warmer, extractor fan and Velux window.

FRONT & SIDE GARDENS

Striking, landscaped front and side gardens with block paved driveway parking for multiple cars, lawn, raised sleeper beds, mature shrubs and trees. There is an electric car charger and external power and lighting. The boundary is marked by a wall with side access to the rear garden.

REAR GARDEN

Beautiful laid to lawn rear garden with porcelain tiled patio areas providing ample space for outside dining, seating and entertaining. To the bottom of the garden there is a further patio area ideal for a hot tub or bar with external power, lighting and water. The boundary is marked by a fence with side access to the front of the property.



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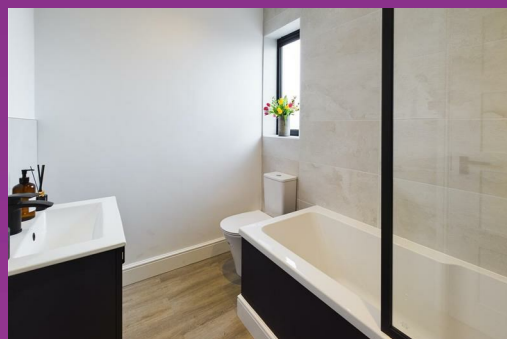
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Smoke Alarms

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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