

SIGNATURE

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 Beech Close, Whitley Bay NE25 0FT

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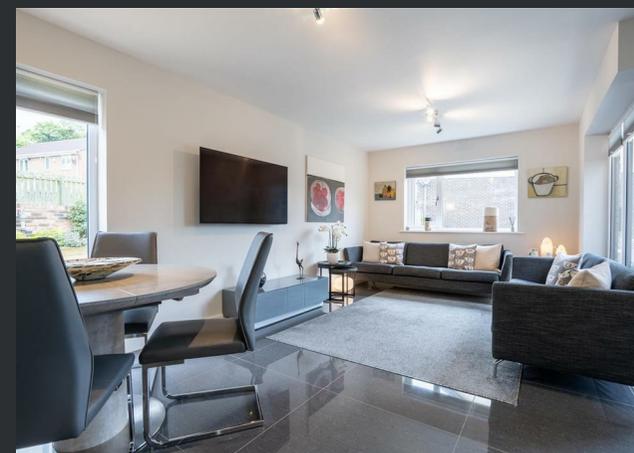
Offers Over £399,950

Signature North East are delighted to welcome to the market this stunning four-bedroom detached property, ideally situated at the end of a peaceful cul de sac in the desirable area of Seaton Delaval. This exceptional home boasts a superb location, offering generous room sizes and easy access to the picturesque Northumberland coastline. The area also provides convenient access to a range of local amenities including shops, reputable schools, and leisure facilities, as well as excellent transport links to surrounding towns and cities.

Upon entering the property, you are greeted by a welcoming central hallway, which also provides access to a ground floor W.C. The spacious living room offers ample space for a variety of furnishings and is filled with natural light from a large window, creating a bright and inviting atmosphere. This room also features custom-fitted cupboards and floating shelves by renowned designer Hammonds, providing both style and functionality. The heart of the home lies in the impressive open-plan kitchen/living/dining area, complete with a central island ideal for casual dining and a designated space for a family area. An extended worktop has been thoughtfully included in the kitchen/living/diner, creating an ideal homeworking space. The kitchen is beautifully appointed with attractive wall and base units, sleek countertops and Bosch appliances including an integrated dishwasher. A high-spec housing unit also incorporates a double oven and microwave, perfect for family cooking or entertaining. Elegant bi-fold doors open onto the rear garden, perfect for indoor-outdoor living. Adjacent to the kitchen/diner is a practical utility room with additional outdoor access.

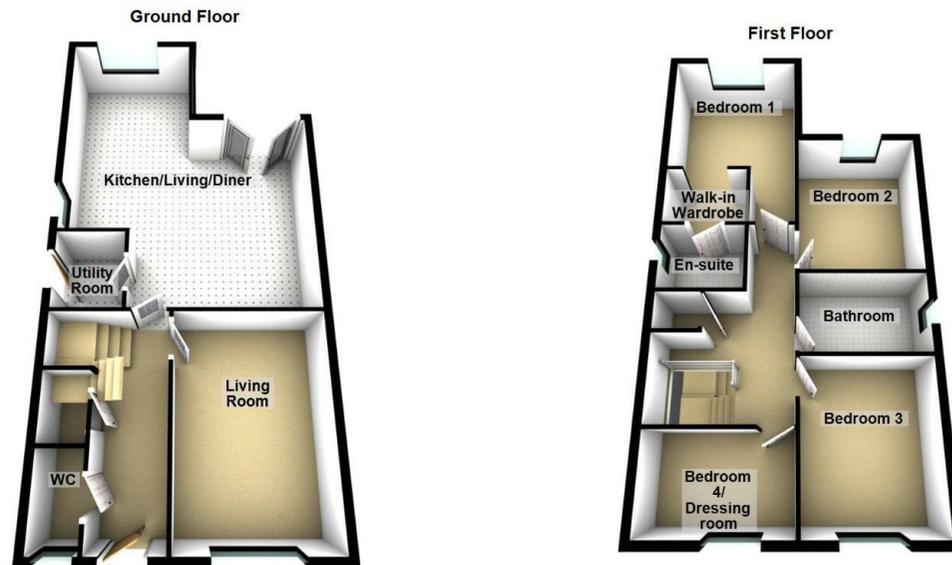
The first floor reveals four well-proportioned bedrooms. Bedrooms one, two and three comfortably accommodate double beds along with additional furnishings, while bedroom four is currently utilised as a dressing room, offering flexible use. All bedrooms are equipped with TV points, providing added convenience and comfort. The principal bedroom further benefits from a stylish en-suite and a generous walk-in wardrobe. Throughout the property, you'll find ample storage with quality Hammonds fitted wardrobes and cupboards. The family bathroom completes this floor, equipped with a bathtub, separate shower, hand basin, and W.C., providing a relaxing and functional space.

Externally, this home enjoys a substantial garden laid to lawn with a charming patio area to the side of the property —perfect for outdoor furniture and alfresco dining. A unique feature of the property is the detached garage, the only one of its kind in the cul de sac and conveniently located directly next to the house. A large private driveway offers off-street parking for up to three vehicles.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 134.6 sq. metres (1449.2 sq. feet)

Measurements:

Living Room
16'1" x 12'6"

Kitchen/Living/Diner
22'6" x 20'7"

Utility Room
5'8" x 3'7"

W.C.
7'4" x 3'3"

Bedroom One
10'11" x 10'6"

Walk-in Wardrobe
7'3" x 4'8"

En-Suite
7'3" x 5'4"

Bedroom Two
11'10" x 9'11"

Bedroom Three
11'10" x 9'8"

Bedroom Four
10'6" x 6'9"

Bathroom
9'8" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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