

SIGNATURE

NORTH EAST

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📍 Wheatfields, Whitley Bay NE25 0PZ

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Offers Over £400,000

Signature North East are delighted to welcome this impressive four-bedroom detached property to the market, ideally located within the desirable town of Seaton Delaval on Wheatfields. Offered with no onward chain, this fantastic home enjoys a great location in close proximity to the beautiful coastline and is set within a vibrant community offering a range of amenities, including shops, cafés and parks. The area benefits from excellent road links via the A192 and A19, allowing for easy travel to surrounding towns, alongside superb public transport connections with a nearby bus stop and the new railway link to Newcastle less than a minute's walk away. Well-regarded local schools further enhance its appeal, making this an ideal choice for families.

Upon entering, you are welcomed into a central hallway which also provides access to a convenient W.C. The spacious living room is situated to the front of the property, offering ample space for a range of furnishings and benefitting from a large bay window that fills the room with natural light. To the rear, you will find an impressive open plan kitchen, dining and family room, a beautifully bright space featuring bi-fold doors opening onto the garden and skylights above the dining area. The room comfortably accommodates a dining table as well as living furniture, creating a versatile family and entertaining space, and benefits from new flooring throughout. The kitchen itself offers a wealth of space with attractive wall and base units, complemented by sleek worktops and a central island with seating for casual dining. Integrated appliances include an oven, hob and fridge freezer. This space leads through to a useful utility room, which also provides external access.

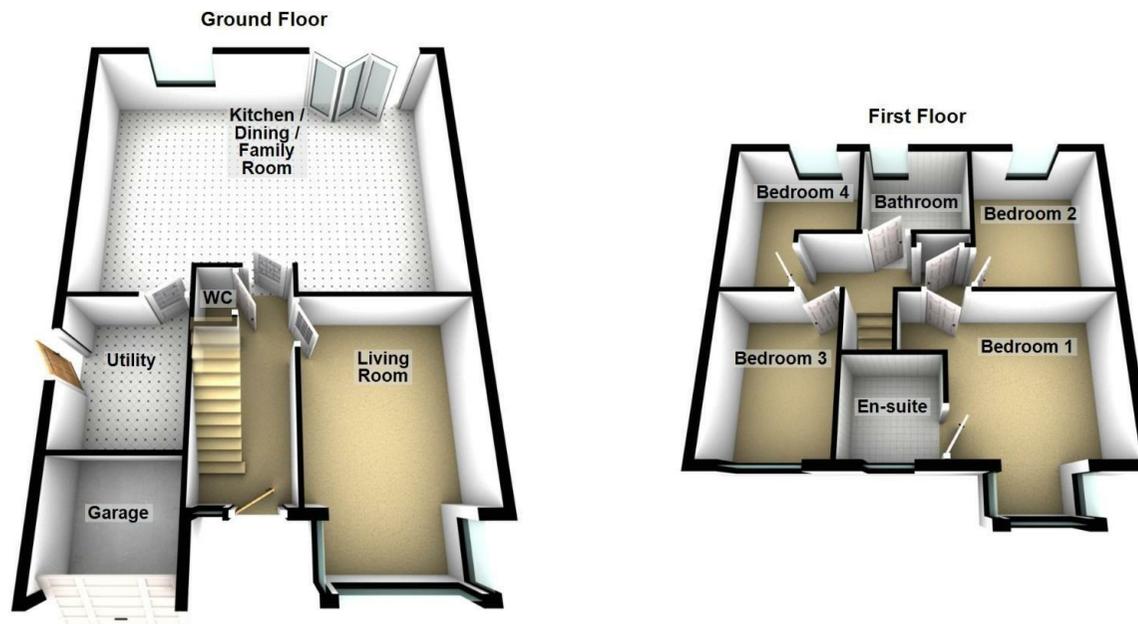
Continuing to the first floor, the property offers four bedrooms. Bedrooms one, two and three can comfortably accommodate double beds along with additional furnishings, while bedroom four is suitable for a single bed with further furniture. The principal bedroom benefits from an en-suite, complete with a shower, W.C. and hand basin. Completing this floor is the family bathroom, featuring a bathtub with handheld shower, hand basin and W.C.

Externally, the home boasts a generous rear garden laid to lawn, along with a large decking area that is perfect for outdoor furniture and entertaining. To the front, there is an extended driveway providing off-street parking for two vehicles, as well as the added benefit of an EV charging point and garage.



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

PROPERTY FLOORPLAN



Total area: approx. 129.2 sq. metres (1390.3 sq. feet)

Measurements:

Living Room
12'2" x 10'8"

Kitchen / Dining / Family Room
18'11" x 25'1"

WC
2'3" x 3'10"

Utility
9'1" x 7'7"

Bedroom One
10'8" x 10'8"

En Suite
6'1" x 5'9"

Bedroom Two
10'4" x 9'3"

Bedroom Three
10'8" x 7'11"

Bedroom Four
10'4" x 8'4"

Bathroom
6'5" x 7'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(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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