



## Arcot Avenue West Monkseaton

A rare opportunity to purchase this outstanding family semi-detached home. Extended and re-designed to the highest of standards with magnificent floor space, quality and style throughout. Showcasing so many features and beautiful touches we have no doubt that you will love Arcot Avenue just as much as we do! Located within the catchment for popular local schools, close to shops, bus routes and approximately a five-minute drive from Whitley Bay town centre. The property enjoys multiple extensions and an extensive garden and plot. You are welcomed into a superb porch and entrance hallway, the hall featuring a solid oak, turned staircase, wood burning stove and slate floor, the lounge through dining room is spacious, light and airy with feature bay window, living flame fire and solid wood floor, reading room, gorgeous 14'6 x 14'6 orangery with roof lantern and doors out to the garden. Stunning, re-fitted, stylish kitchen with integrated appliances and Central Island, doors out to the garden. Separate boot room/utility, downstairs cloaks/w.c. and a 24'6 x 24'9 double garage with electric doors, just fantastic space! A Gallery landing with Velux windows presents a wonderful space, opening to four excellent size bedrooms, the principle bedroom with luxurious four-piece bathroom with walk-in double shower, dressing room and gorgeous balcony where you can enjoy views over the garden, bedroom two also boasts an en-suite shower and washbasin. Beautiful family bathroom with shower. Fabulous garden space with patios, sitting areas, lawn, borders, large workshop with power, alarm and lighting, additional shed, decking, outside electrics and tap, side gate to the front, extensive, block paved drive with parking for multiple vehicles. Stunning!

# £575,000

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# Arcot Avenue Whitley Bay

Composite Entrance Door to:

**ENTRANCE PORCH:** 6'6 x 5'1, (1.98m x 1.55m), slate floor, two double glazed windows, panelling and spotlights to ceiling, double, oak doors opening into:

**ENTRANCE HALLWAY:** 18'5 x 15'2, (5.61m x 4.62m), maximum measurements, a stunning hallway with solid oak, turned staircase to the first floor with glass panels, under-stair recess, slate floor, feature tiling, beautiful wood burning stove, four panel radiator, double glazed window with fitted shutter blinds, cloaks cupboard with storage space and shelving, oak door into:



**LOUNGE:** (front): 12'9 x 11'7, (3.89m x 3.53m), into alcoves and double-glazed bay window with fitted shutter blinds, gorgeous feature fireplace with gas, coal effect fire, hearth, four panel radiator, cornice to ceiling, solid wood flooring, open to:

**DINING ROOM:** (rear): 10'8 x 12'0, (3.25m x 3.91m), into alcoves, radiator, solid wood flooring, cornice to ceiling, oak doors through to orangery

**READING ROOM:** 8'2 x 7'3, (2.48m x 2.21m), excellent as a reading room or breakfast room, tiled floor, cast iron radiator, door into kitchen, bi-fold oak doors through to:

**ORANGERY:** (rear): 14'6 x 14'6, (4.42m x 4.42m), maximum measurements, three double glazed windows, panelling to walls, large roof lantern allowing maximum light into this lovely space, spotlights to ceiling, double glazed French doors out to the garden with fitted shutters, radiator, laminate flooring



**DINING KITCHEN:** 21'0 x 13'6, (6.40m x 4.12m), maximum measurements, a stunning, re-designed and fitted family dining kitchen. Incorporating a range of stylish base, wall and drawer units, contrasting worktops, integrated electric induction hob and additional 2 burner gas hob, two electric ovens, grill and microwave, plumbing for washing machine and dishwasher, single drainer sink unit with mixer taps, brick effect tiling, central island with charging points, two sets of double glazed French doors out to the garden, double glazed window with fitted shutter blinds, laminate flooring, spotlights to ceiling, door to:

**BOOT ROOM/UTILITY SPACE:** 7'5 x 6'6, (2.26m x 1.98m), laminate flooring, spotlights to ceiling, door to garage and door to:

**DOWNSTAIRS CLOAKS/WC.:** contemporary floating vanity sink unit with mixer taps, low level w.c. with push button cistern, panelling and spotlights to ceiling, brick effect tiling, large storage cupboard



**GARAGE:** 24'9 x 24'6, (7'54m x 7.47m), an absolute dream of a double garage with ample space and storage, power and lighting, double glazed French door to the rear garden and two, separate electric roller doors to the front of the property, loft access with storage, running water

**FIRST FLOOR LANDING AREA:** A fabulous, open landing with oak floor and two Velux windows, large cast iron radiator, loft access with pull down ladders and storage, spotlights to ceiling, door to:

**BEDROOM ONE:** (dual aspect): 24'6 x 13'7, (7.47m x 4.15m), maximum measurements, a stunning principle, bedroom with double glazed French doors with fitted shutter blinds out to the gorgeous balcony enjoying composite decking and wrought iron enclosure, oak flooring, double glazed dormer window with fitted shutter blinds, radiator, door to:



**DRESSING ROOM:** 18'3 x 3'6, (5.56m x 1.06m), with ample hanging and storage space, oak flooring, power and sockets

**EN-SUITE SHOWER ROOM:** 11'0 x 9'0, (3.35m x 2.74m), a luxurious en-suite boasting fantastic floor space, large, walk-in shower cubicle with, chrome, wall mounted controls, forest waterfall spray, sunken bath with tiled panel, chrome, wall mounted controls and additional shower spray, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, modern tiling to walls, radiator, double glazed window, chrome ladder radiator

**BEDROOM TWO:** (front): 15'0 x 11'0, (4.57m x 3.35m), with measurements into feature double glazed bay window with fitted window shutters, laminate flooring, radiator, door to:

**EN-SUITE SHOWER:** contemporary shower cubicle with electric shower, vanity sink unit with mixer taps, tiled floor, brick effect tiling to walls, panelled ceiling and spotlights, extractor fan

**BEDROOM THREE:** (rear): 10'8 x 9'3, (3.25m x 2.82m), excluding depth of fitted mirrored wardrobes, radiator, laminate flooring, double glazed window with fitted shutter blinds

**BEDROOM FOUR:** (front): 9'5 x 7'1, (2.87m x 2.16m), radiator, storage cupboard, double glazed window with fitted shutter blinds, laminate flooring

**FAMILY BATHROOM:** stunning bathroom, comprising of, bath, electric shower, floating vanity sink unit, with glass, on-bench sink, mixer taps, low level w.c., high gloss tiled floor, chrome towel radiator, double glazed window, panelling and spotlights to ceiling, extractor, recessed shelving

**EXTERNALLY:** an outstanding garden, beautifully thought out and landscaped. The garden enjoys, decking, lawn, borders, outside tap, electrics, gazebo, a large workshop, measuring: 12'8 x 11'0, (3.86m x 3.35m), with power, lighting and alarm, additional shed, fencing, composite fencing, gated access to the extensive front, block paved driveway with parking for multiple vehicles

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser  
Additional owned land Freehold

**COUNCIL TAX BAND:** C

**EPC RATING:** C

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