



Longbeach Drive Beadnell

With an impressive and private rear garden that enjoys a spectacular south and west facing open aspect from an elevated position, this Freehold four-bedroom detached house occupies a superb plot within a modern residential development in the extremely popular village of Beadnell on the Northumberland coast.

Due to its sunny orientation on the rear elevation, an abundance of natural light fills the living space, creating a warm and bright seating and dining area, leading out through two sets of French doors to a beautiful patio offering views of the garden. At the lower end of the garden there is decked sun-terrace and BBQ area, an ideal position for a hot-tub!

All four bedrooms can accommodate a double bed, and for added convenience, there is an ensuite bedroom in addition to the main family bathroom and downstairs W.C.

The property is rated above average (C) for energy efficiency

The integral garage is a useful storage area, especially for sports equipment, bikes, wet-suits and surf boards for those owners or guests looking to enjoy cycling along the coast and water-sports at the nearby Beadnell Bay with its beautiful horse-shoe shaped sandy beach and sheltered waters.

Guide Price: **£475,000**

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46 Longbeach Drive

Beadnell NE67 5EG

HALL

Double-glazed composite entrance door | Laminate flooring | Radiator | Downstairs W.C | Door to kitchen and double doors to lounge

W.C

Double-glazed window | Pedestal wash-hand basin | Close-coupled W.C | Radiator

LOUNGE/DINING ROOM 24'4" x 13'6" (7.41m x 4.11m)

Two sets of double-glazed French doors to garden | Radiators | Storage cupboard



KITCHEN

Double-glazed window | Laminate flooring | Downlights

Range of fitted wall & base units comprising; Space for fridge freezer, double electric oven, electric hob, extractor hood and 1 ½ stainless steel sink

LANDING

Radiator | Loft access hatch | Storage cupboard

BEDROOM ONE 10'11" x 9'9" (3.32m x 2.97m)

Double-glazed window | Radiator | Ensuite

ENSUITE

Double-glazed frosted window | Pedestal wash-hand basin | Close-coupled W.C | Tiled shower cubicle incorporating mains shower | Extractor fan



BEDROOM TWO 11'8" x 10'5" (3.55m x 3.17m)

Double-glazed window | Radiator

BEDROOM THREE 9'10" x 12'5" (2.99m x 3.78m)

Double-glazed window | Radiator

BEDROOM FOUR 8'3" x 9'7" (2.51m x 2.92m)

Double-glazed window | Radiator

BATHROOM

Double-glazed frosted window | Pedestal wash-hand basin | Close-coupled W.C | Bath with glass shower screen and mains shower over | Part-tiled walls | Shaver point | Radiator | Extractor fan



EXTERNALLY

Front garden mainly laid to lawn and a block-paved drive. Mature rear garden with feature planting and fenced boundaries, mainly laid to lawn, large patio area next to the house, and a decked seating area at the foot of the garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: Fibre
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller’s letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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

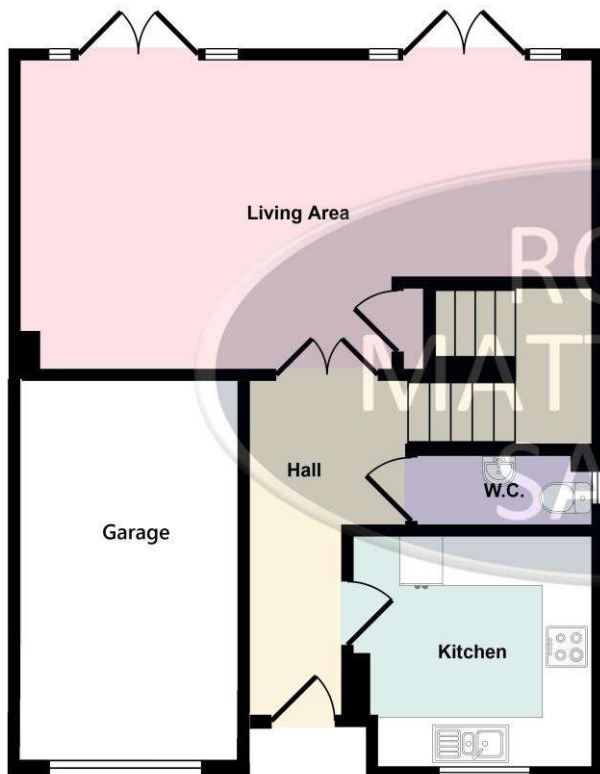
COUNCIL TAX BAND: E
EPC RATING: C



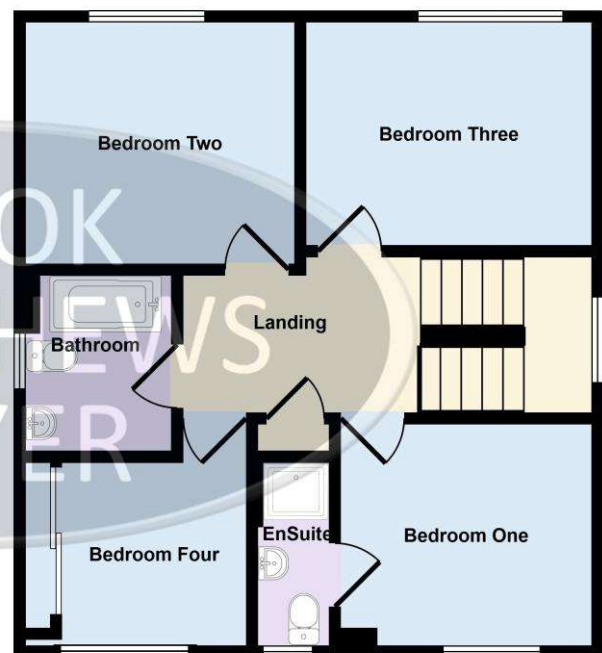
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx Gross Internal Area
99 sq m / 1071 sq ft



Ground Floor
Approx 46 sq m / 496 sq ft



First Floor
Approx 53 sq m / 575 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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