



Hillheads Road | Whitley Bay | NE25 8HY

**£400,000**

A beautiful, elegant and stylish, extended family semi-detached home. Boasting bay windows, ample light and space, this gorgeous home offers fabulous family living space. With an exceptional, large rear garden, enjoying patios, lawn, mature borders and shed, gated access through to the extensive front resin driveway with parking for multiple vehicles. Stunning porch and hallway, lounge with wonderful fireplace and gas living flame fire, feature bay window and wood flooring, separate rear sitting room overlooking the garden and showcasing a log burning stove, perfect for cosy evenings! Outstanding family dining kitchen, the dining area with doors out to the garden and Velux windows, the kitchen is stylish and contemporary with fitted appliances, separate utility room, downstairs cloaks/w.c. Split level landing area with four excellent sized bedrooms, the principal bedroom with attractive fitted wardrobes. Luxurious, Victorian style family bathroom with roll top bath and shower. Within catchment for sought after local schools, close to local bus routes and amenities and just a few minutes' drive from the vibrant Whitley Bay town centre and beach. A stunning home, we can't wait for you to see it!

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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, door into:

ENTRANCE HALLWAY: beautiful, light and airy hallway, with feature turned staircase up to the first floor, cast iron radiator, wood floor, cornice to ceiling, door to:

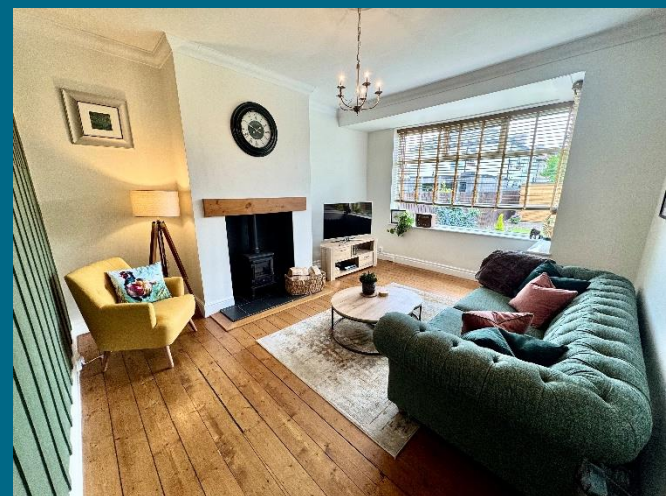
LOUNGE: (front): 16'3 x 12'8, (4.95m x 3.86m), measurements into alcoves and double glazed bay window, a stunning family lounge with cast iron feature fireplace, gas, living flame fire, feature panelling, wood flooring, radiator, cornice to ceiling

REAR SITTING ROOM: 15'6 x 12'7, (4.72m x 3.84m), into double glazed bay and alcoves, feature panelling to wall, plinth, recess, wood burning stove, tiled hearth, cornice to ceiling, radiator, wood flooring

DINING KITCHEN: (rear): 18'7 x 16'6, (5.66m x 5.03m), "L" shaped, maximum measurements. An outstanding, extended family dining kitchen with the dining area beautifully overlooking and opening out to the rear garden via French doors, Velux window, additional double glazed window to the dining area, high gloss tiled floor, radiator, through to the kitchen which is fitted with a comprehensive and stylish range of base, wall and drawer units, granite worktops, integrated electric oven, hob, cooker hood, integrated dishwasher, high gloss tiled floor, double glazed window, brick effect tiling, sink unit with mixer taps, door to:

UTILITY ROOM: 8'8 x 8'5, (2.64m x 2.57m), fitted with a range of contemporary base and wall units, roll edge worktops, single drainer sink unit with mixer taps, combination boiler, high gloss tiled floor, tiled floor

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c. with push button cistern, high gloss tiled floor, half tiled walls, double glazed window



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**FIRST FLOOR LANDING AREA:** split level, spacious landing area, loft access with pull down ladders, we understand that the loft is fully floored for storage purposes, door to:

**FAMILY BATHROOM:** 8'9 x 6'5, (2.67m x 1.96m), a luxurious, Victorian style family bathroom, boasting, bath with claw feet, hot and cold mixer taps and shower spray, chrome shower with additional forest waterfall spray, floating high gloss vanity sink unit with mixer taps, low level w.c., cast iron white and chrome radiator, Victorian style tiled flooring, double glazed window, spotlights to ceiling, double glazed window, modern tiling to walls

**BEDROOM ONE:** (front): 15'8 x 11'3, (4.78m x 3.43m), into feature double glazed bay window, attractive fitted wardrobes, feature panelling to wall, cornice to ceiling, radiator

**BEDROOM TWO:** (rear): 12'6 x 12'6, (3.81m x 3.81m), into alcoves, radiator, double glazed window

**BEDROOM THREE:** (dual aspect): 15'6 x 9'4, (4.72m x 2.84m), two radiators, two double glazed windows

**BEDROOM FOUR:** (front): 8'5 x 6'9, (2.57m x 2.06m), radiator, double glazed window

**EXTERNALLY:** extensive, resin front driveway providing parking for multiple vehicles, potentially five/six, gated access through to the private and enclosed rear garden. Beautifully planned and landscaped enjoying patio areas, lawn, borders, large shed, outside tap.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: 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

**COUNCIL TAX BAND:** D

**EPC RATING:** D

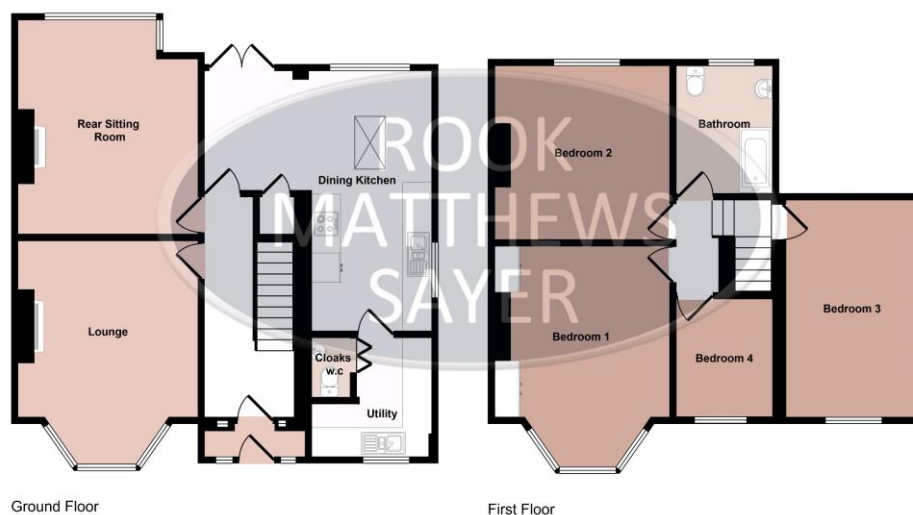
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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