



Ilfracombe Gardens | Whitley Bay | NE26 3SH

£300,000

We are all in awe of this beautiful and elegant period terrace in the heart of Whitley Bay. Re-designed and upgraded throughout by the current owner, who has put her heart and soul into creating this gorgeous family home. Within walking distance to the beach, promenade, town centre, amenities, local restaurants, independent shopping, local schools of excellence and close to the Metro, in all honesty, we don't expect this property to be without a new owner for long! Welcoming entrance hallway and vestibule, lounge with feature bay window, shutter blinds, fitted be-spoke storage and fireplace, separate dining room with feature recess, fabulous, stylish kitchen with integrated appliances and access out to the rear town garden. Impressive split level landing area, with the current owners creating a study space, two double bedrooms providing excellent space. The ultimate luxury awaits you in the recently re-designed and fitted family bathroom. Quality and style oozes into this professional design with brushed gold fittings, walk-in shower with forest waterfall spray, freestanding slipper bath and floating vanity unit with contemporary on bench sink. The private and enclosed rear town garden enjoys an elevated patio fitted with composite decking, perfect for morning coffee, stairs down to the large patio, with feature gravelling, raised borders, shed, up and over garage door for off street parking. Delightful, front Westerly garden with feature gravelling and sitting area, walled with private gate.

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ENTRANCE VESTIBULE: dado rail, cornice to ceiling, door to:

ENTRANCE HALLWAY: impressive hallway with radiator, staircase up to the first floor, wood effect flooring, door to:

LOUNGE: (front): 15'2 x 12'7, (4.63m x 3.87m), into alcoves and feature double glazed bay window with fitted shutter blinds, be-spoke fitted storage into alcoves, radiator, cornice to ceiling

DINING ROOM: (rear): 12'5 x 12'3, (3.81m x 3.74m), into alcoves, recessed hearth, wood effect flooring, radiator, double glazed window

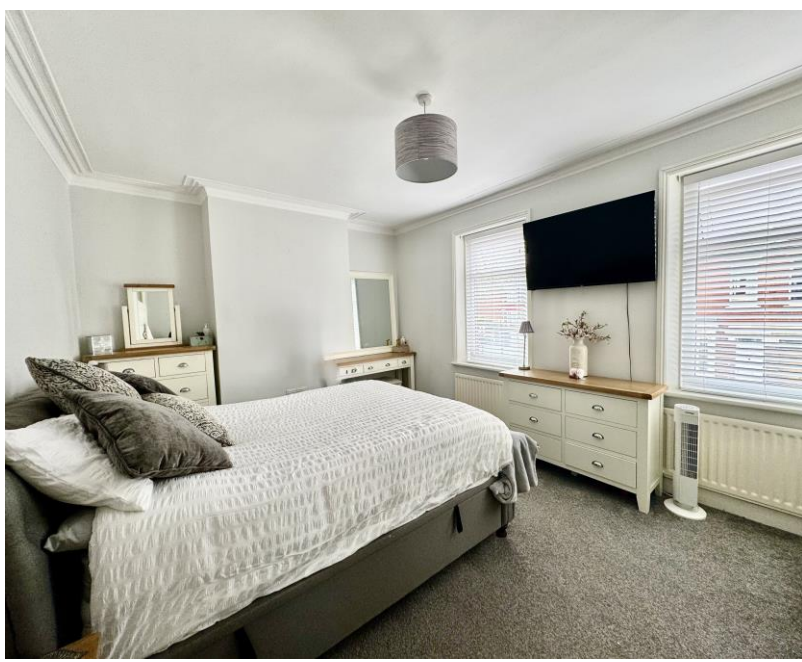
KITCHEN: (rear): 11'8 x 7'2, (3.59m x 2.19m), stunning, contemporary kitchen, incorporating a range of stylish base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, Parquet style flooring, brick effect tiling, double glazed window, double glazed window, radiator, double glazed door out to the rear garden, plumbed for automatic washing machine, spotlights to ceiling



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FIRST FLOOR LANDING AREA: split level landing area, half landing, door to:

BATHROOM: 9'5 x 7'4, (2.89m x 2.25m), the ultimate in luxury, professionally designed family bathroom, with style, luxury and elegance. Showcasing a walk-in double shower cubicle, with wall mounted brushed gold controls, shower, additional forest waterfall spray, freestanding slipper bath with floor stood mixer taps and shower spray, on bench circular sink with brushed gold mixer taps, floating, wall mounted w.c. with recessed flush, porcelain tiling, recessed shelving with downlighters, two fitted mirrors, one with Bluetooth, tiled floor, spotlights to ceiling, vertical brushed gold radiator, double glazed window

FIRST FLOOR LANDING AREA: the current owner has utilised this fantastic space as a study area, loft access, with pull down ladders, we understand that the loft is fully floored for storage purposes, storage cupboard, door to:

BEDROOM ONE: (front): 16'3 x 12'6, (4.96m x 3.84m), into alcoves, two double glazed windows, cornice to ceiling, radiator

BEDROOM TWO: (rear): 12'9 x 10'1, (3.93m x 3.07m), into alcoves, radiator, double glazed window

EXTERNALLY: large, private rear town garden with raised, composite decking, perfect for morning coffees, steps down to the spacious patio with feature gravelling, shed, up and over garage door for off street parking. West facing, enclosed front garden with patio area, walled and gated.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Rear 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: B

EPC RATING: D

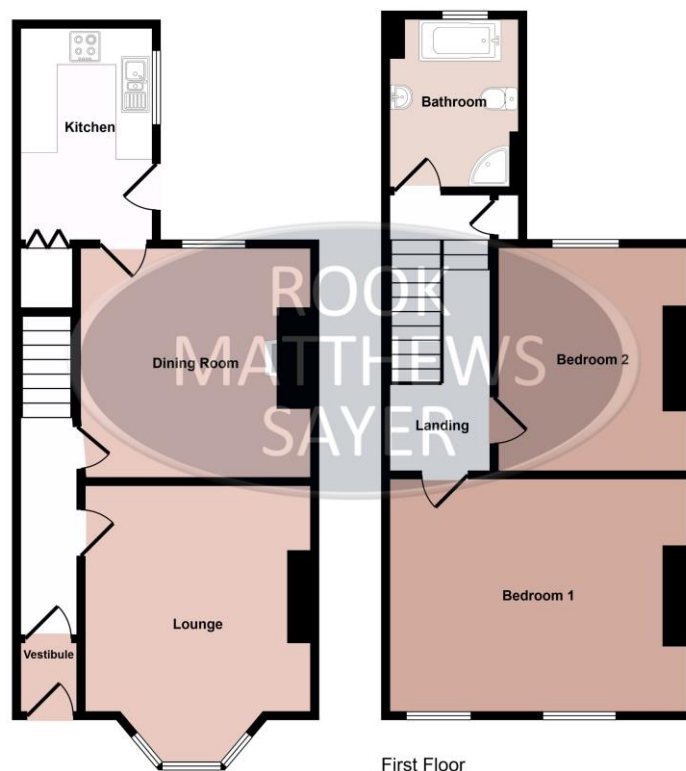
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Ground Floor 48 ILFRACOMBE GARDENS

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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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