



Marshall Green Way | Whitley Bay | NE25 9GL

£725,000

We're excited for you to see this impressive five, bedroom detached family home on the highly sought after West Park development. Perfectly positioned for Whitley Bay High School catchment, close to the Metro, Monkseaton Village and just a short drive from our beautiful coastline and the vibrant Whitley Bay town centre, it's easy to see why West Park remains one of the most desirable places to live in the area. With excellent transport links for commuting and the beach never far away, it truly offers the best of both worlds. Step inside and you are welcomed by a spacious entrance hallway which sets the tone for the generous accommodation that follows. The living room sits to the front of the property and is filled with natural light from a large bay window fitted with plantation shutters, creating a warm and inviting space to relax. To the rear, the home opens into a superb dining kitchen, fitted with a stylish range of units, integrated appliances and a porcelain sink with Quooker tap, a fantastic space for everyday life. A separate room provides another versatile reception room overlooking the rear of the property, while a study provides a perfectly versatile space. A utility room and W.C complete the ground floor. The first floor offers three well, proportioned bedrooms including the principal bedroom with fitted wardrobes and an en-suite bathroom featuring both bath and separate shower. A modern family bathroom serves the remaining bedrooms on this level. The second floor provides two further bedrooms alongside a shower room, offering fantastic flexibility with spacious rooms. Externally the property enjoys a double width driveway with EV charging point and benefits from a double width garage and a rear garden providing a pleasant outdoor space to relax and entertain.

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HALLWAY: Entrance door, staircase to the first floor, radiator, under stairs cupboard, door to:

STUDY 9'2" x 9'8" (2.79m x 2.95m): Double glazed bay window with plantation shutters, fitted shelving and storage, radiator.

LIVING ROOM 12'11" x 17'1" (3.94m x 5.21m) into bay: Double glazed bay window with plantation shutters, electric fire with surround, radiator, door to:

RECEPTION ROOM 9'5" x 13'5" (2.87m x 4.09m): Double glazed windows and French doors to rear garden, radiator, door to:

DINING KITCHEN: KITCHEN AREA 10'7" x 9'9" (3.23m x 2.97m)

DINING AREA 9'0" x 15'8" (2.74m x 4.78m): Fitted with a range of wall and base units with work surfaces incorporating porcelain sink with Quooker tap, integrated oven, integrated larder fridge, dishwasher, double glazed windows, double glazed French doors to garden, radiators.

UTILITY ROOM: Plumbing for washing machine, under counter integrated freezer, wall and base units with worktops, door to driveway, door to:

W.C 3'3" x 6'0" (0.99m x 1.83m): Low level W.C, wash basin, radiator.

LANDING: Storage cupboard, radiator, stairway to second floor, door to:

BEDROOM ONE 12'2" x 12'9" (3.71m x 3.89m) plus wardrobes: Double glazed window with plantation shutters, fitted wardrobes, radiator, door to:

EN-SUITE 8'2" x 6'5" (2.49m x 1.96m) max measurements: Suite comprising bath, separate shower enclosure, low level W.C, wash hand basin, radiator, part tiled walls.

BEDROOM TWO 9'7" x 14'7" (2.92m x 4.45m) Into alcove: Double glazed window with shutters, radiator.

BEDROOM THREE 9'6" x 12'2" (2.90m x 3.71m): Double glazed window with shutters, radiator, panelled feature wall, radiator.

BATHROOM 9'7" x 9'7" (2.92m x 2.92m): Suite comprising bath, separate shower enclosure, low level WC, wash hand basin, part tiled walls.

SECOND FLOOR LANDING: Door to:

BEDROOM FOUR 14'9" x 10'0" (4.50m x 3.05m): Double glazed dormer window and Velux style roof window, radiator, eaves storage.

BEDROOM FIVE 16'8" x 12'4" (5.08m x 3.76m): Double glazed dormer window and Velux style roof window, radiator, eaves storage.

SHOWER ROOM 7'5" x 5'5" (2.26m x 1.65m): Walk-in shower enclosure, tiled walls, low level W.C, wash basin, Velux style roof window.

EXTERNALLY: The property benefits from a double width driveway with EV Charging point, providing access to the double garage. To the rear is a beautifully Landscaped South-East facing garden with paved patio area, garden room, decked seating area and lawn.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/Allocated space

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: F

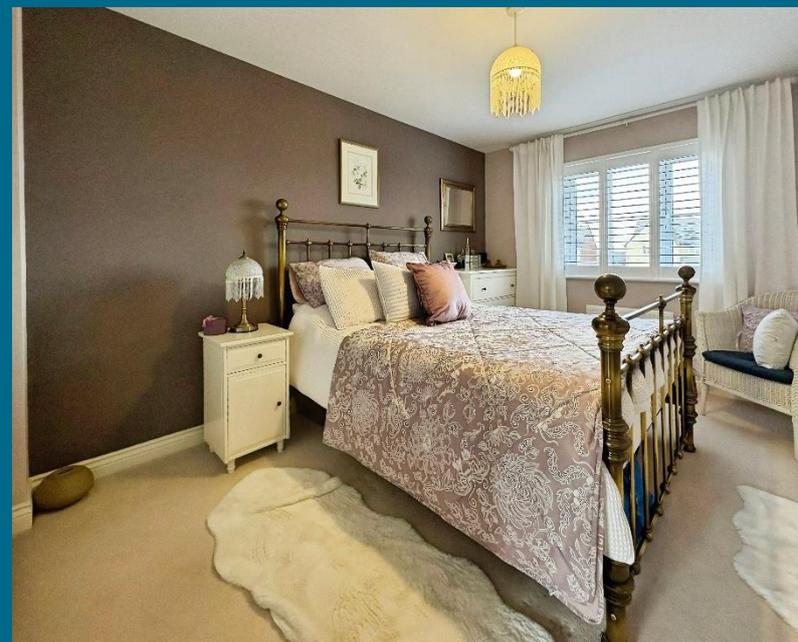
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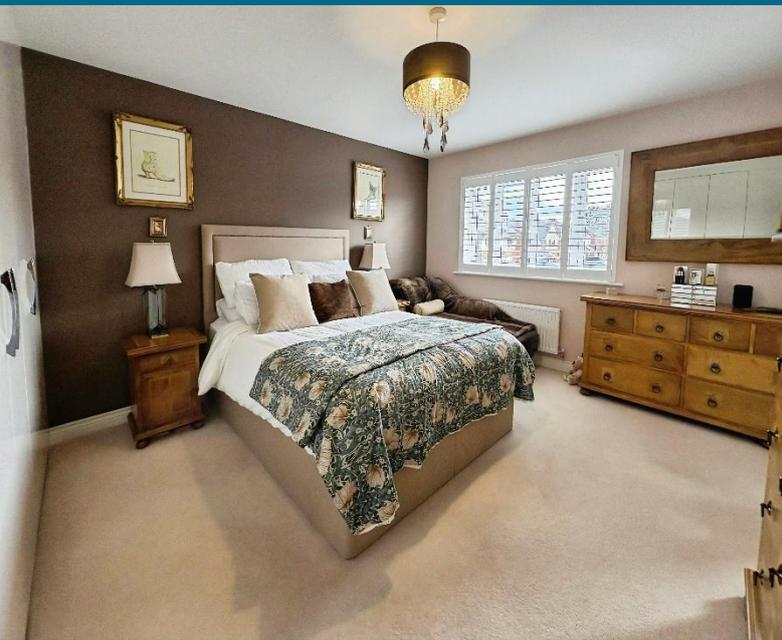
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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