



Willoughby Drive | Whitley Bay | NE26 3DY

£425,000

A well-proportioned three-bedroom semi-detached home, thoughtfully arranged around an impressive open-plan dining kitchen and offering a level of space and finish that sets it apart. The ground floor has been designed with both practicality and flow in mind. A generous living room sits to the front with dual aspect bay windows, providing a comfortable and well-lit reception space, while to the rear the property opens into a superb dining kitchen. Finished with sleek units, granite work surfaces and a central peninsula layout, this is a space that works equally well for everyday use or entertaining, with a natural connection through to the dining area and out to the garden. A separate utility room, ground floor WC and internal access to the garage add further functionality. Upstairs, the layout continues to impress. The principal bedroom benefits from dual aspect bay windows and its own en-suite, creating a bright and well-balanced main suite. Bedroom two also includes fitted wardrobes and an en-suite shower room, while bedroom three is a comfortable double served by a modern family bathroom. In total, the first floor offers three bathrooms. Externally, the property enjoys a private wrap around garden that benefits from a Southerly aspect, with both lawn and patio areas, offering a practical and sunny outdoor space. A garage is accessed from the front driveway, providing secure parking or additional storage. Well, positioned within this established residential area, the property is ideally placed for access to local shops, schools and transport links, with the coastline and surrounding amenities of Whitley Bay and Tynemouth also within easy reach.

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ENTRANCE PORCH: Entrance door, double glazed windows, door to:

HALLWAY: Radiator, stairway to first floor, door to:

WC: Low level WC, wash hand basin.

LIVING ROOM 16'2" x 17'7" (4.93m x 5.36m): Double glazed bay windows to front and side, radiators, door to:

DINING KITCHEN 26'2" x 10'3" (7.98m x 3.12m): Range of wall and base units, granite work surfaces incorporating sink unit, gas hob, extractor hood, electric oven, space for freestanding dishwasher, double glazed windows, double glazed French door to garden, radiator, door to:

UTILITY 13'0" x 4'7" (3.96m x 1.40m): Work surfaces, plumbing for washing machine, space for dryer, door to yard, gas combi boiler, door to:

GARAGE 16'8" x 14'3" (5.08m x 4.34m): Up and over door to front.

FIRST FLOOR LANDING: Double glazed window, loft access hatch, door to:

BEDROOM ONE 17'0" x 12'6" (5.18m x 3.81m) Maximum measurements: Two double glazed bay windows to front and side, fitted wardrobes, radiator, door to:

EN-SUITE: Low level WC, wash hand basin, shower cubicle.

BEDROOM TWO 10'7" x 12'6" (3.23m x 3.81m): Double glazed window, fitted wardrobes, radiator.

EN-SUITE: Low level WC, wash hand basin, shower cubicle.

BEDROOM THREE 10'6" x 10'0" (3.20m x 3.05m): Double glazed window, radiator.

BATHROOM 8'2" x 6'5" (2.49m x 1.96m): Low level WC, vanity wash hand basin, bath with shower over, radiator, double glazed window, part tiled walls.

EXTERNALLY: To the front is a double width driveway which provides access to the garage, front garden area with gated access to the main garden which wraps around the South aspect of the property. To the rear is an L shaped yard area with gated access to the front.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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