



Claremont Road | Whitley Bay | NE26 3TN

£625,000

Rare to the market we have completely fallen in love with this large, detached family home. Located in this prime residential area, this gorgeous property is within catchment for local schools of excellence and is walking distance of the beach and town centre. The Metro and local transport is also close by. What a lifestyle this property offers! With a stunning Westerly rear garden with composite decking, artificial lawn and privacy hedging. To the front of the property is a large driveway and double length garage stretching the depth of the property. There is a welcoming hallway, front facing lounge with feature bay window, fireplace and electric fire, full glass double doors open through to the fabulous dining kitchen with Peninsula, bi-fold doors out to the garden and a stylish, high gloss range of units with integrated appliances, storage area, separate dining room to the front, downstairs cloaks/w.c. Split level landing area with four bedrooms, the principal bedroom with contemporary fitted wardrobes and bedroom two benefiting from an en-suite w.c. and wash basin. Luxurious, re-fitted wet room with fully tiled walls, floor and rainfall shower. This property is heated by an eco-friendly ground source heat pump with radiator heating. Claremont Road also has the benefit of no onward chain!

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Rare, Detached Family Home

Within Catchment for Schools of Excellence

Stunning, Westerly Rear Garden

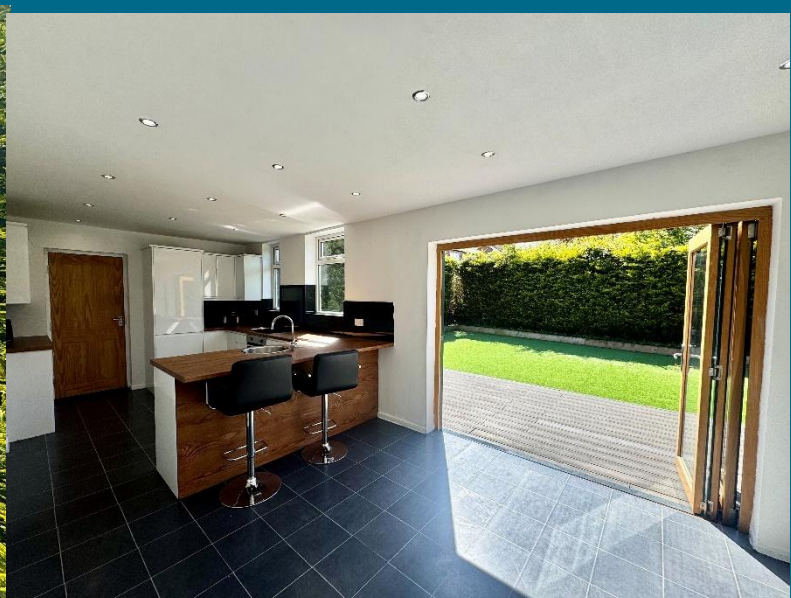
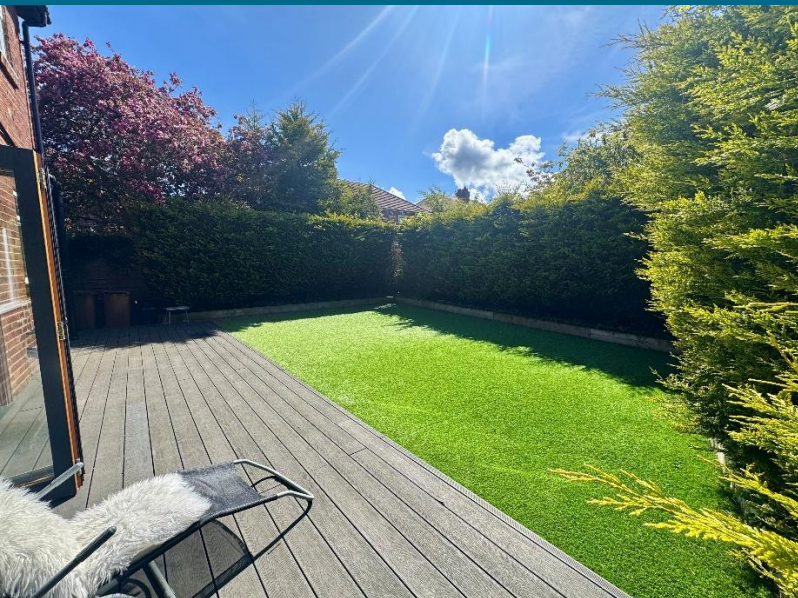
Close to Beach and Town Centre

Two Separate Reception Rooms

Gorgeous Dining Kitchen

Downstairs and Additional First Floor w.c.

Four Bedrooms, Luxury Shower Room



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Double Glazed Entrance Door with Feature Arch Glass to:

ENTRANCE HALLWAY: Light and airy hallway with tile effect flooring, staircase up to the first floor, radiator, small under-stair cupboard, large under-stair cupboard, door to:

LOUNGE: (front): 19'0 x 12'5, (5.79m x 3.78m), with measurements into feature double glazed bay window, attractive fireplace, electric fire, radiator, double doors through to:

DINING KITCHEN: (rear): 24'0 x 9'9, (7.32m x 2.97m), a stunning family dining kitchen with bi-fold doors out to the garden area. A high gloss range of fitted base, wall and drawer units with contrasting worktops are complimented by integrated electric oven, hob, fridge freezer and dishwasher, sink unit with mixer taps, Peninsula seating area, tile effect flooring, two double glazed windows, radiator, spotlights to ceiling, door to:

STORAGE AREA: 9'8 x 4'1, (2.95m x 1.24m), useful cloaks and storage area, plumbing for automatic washing machine, roll edge worktop, single glazed windows

DINING ROOM: (front): 11'5 x 9'1, (3.48m x 2.77m), laminate flooring, radiator, double glazed window

DOWNSTAIRS CLOAKS/WC.: glass washbasin with mixer taps, low level w.c. with push button cistern, paneling to walls, radiator

FIRST FLOOR LANDING AREA: including half landing area, loft access

BEDROOM ONE: (front): 16'2 x 10'9, (4.93m x 3.28m), into double glazed bay window, excluding depth of high gloss, mirrored wardrobes providing ample hanging and storage space, radiator

BEDROOM TWO: (dual aspect): (15'3 x 9'2, (4.65m x 2.79m), light and airy bedroom with two double glazed windows, radiator, door to:

EN-SUITE WASHROOM: low level w.c., hand washbasin with mixer taps, tiled splashback, double glazed window, laminate flooring

BEDROOM THREE: (rear): 12'8 x 10'9, (3.86m x 3.28m), spacious bedroom with double glazed window, radiator, laminate flooring, radiator

BEDROOM FOUR: (front): 9'9 x 7'9, (2.97m x 2.36m), radiator, built in storage cupboard, double glazed window

WET ROOM: (rear): 9'7 x 7'4, (2.92m x 2.24m), a luxurious, re-fitted wet room area with walk in shower area, ceiling mounted rainfall forest shower, floating high gloss vanity sink unit, high gloss fitted storage, floating w.c. with recessed flush, fitted mirror, two double glazed windows, chrome ladder radiator, fully tiled walls and floor

EXTERNALLY: Boasting a very grand frontage with pillars, steps up to the front door, graveled front garden area, large driveway with electric door into the garage area. The garage is the full depth of the house with an additional door into the back garden, the garage also houses the boiler for the central heating system. To the rear is a stunning Westerly garden with composite decking, artificial grass and well stocked borders with privacy hedging. Side patio area with access out to the front garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Ground source central heating

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: E

EPC RATING: TBC

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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.

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.

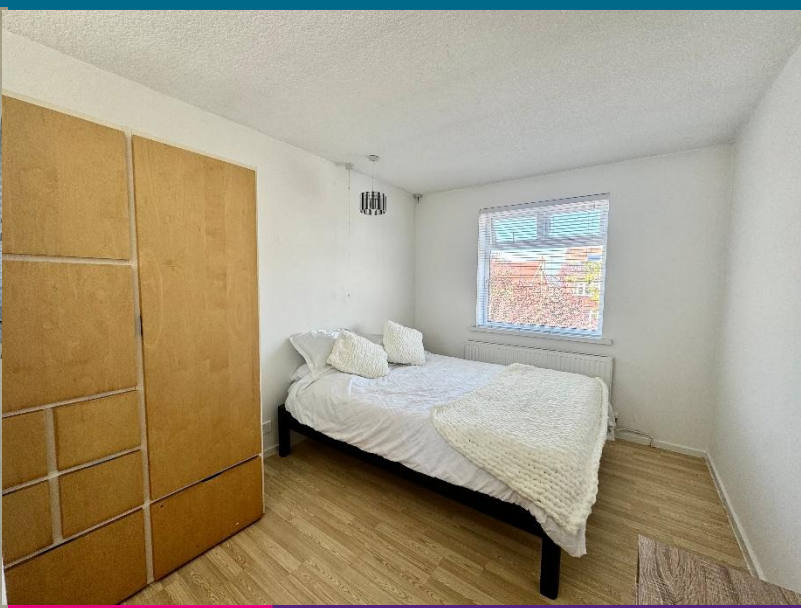
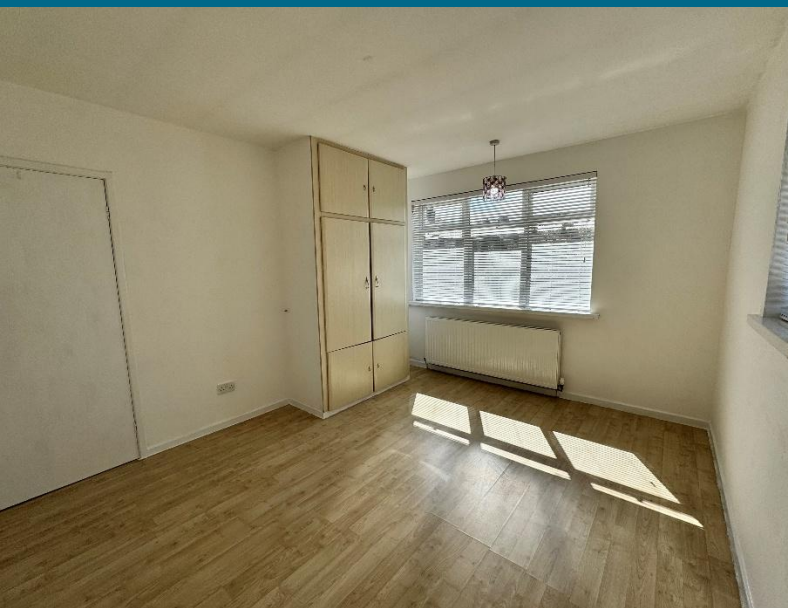


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