

# SIGNATURE

## NORTH EAST

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📍 Denham Drive, Whitley Bay NE25 0JX



# Denham Drive, Whitley Bay NE25 0JX

**Asking Price**  
**£280,000**

Signature North East proudly present this three-bedroom detached property, ideally located on Denham Drive in the popular residential area of Seaton Delaval. The property is ideally positioned for access to a range of local amenities, schools and transport links, with bus stops within easy walking distance and Seaton Delaval railway station approximately two kilometres away. Whitley Bay and the North East coastline are also within easy reach, offering an excellent choice of beaches, independent shops, cafés, restaurants and leisure facilities.

Entering the property, you are welcomed into the central hallway, which leads directly into the spacious living room. Offering ample room for a range of furnishings, the living room benefits from a large window, creating a bright and welcoming space. The living room opens into the dining room, which provides ample space to accommodate a large dining table. From here, sliding doors lead into the conservatory, which benefits from direct access to the rear garden via double French doors. The kitchen offers a good range of wall and base units, complemented by generous countertop space and integrated appliances including a double oven and hob. The kitchen also provides access to a useful utility room with a rear door.

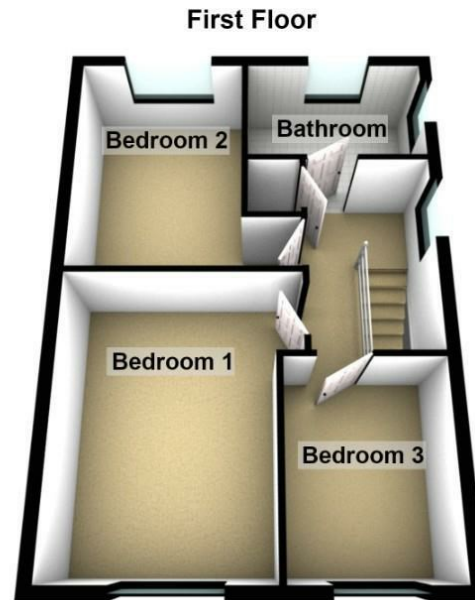
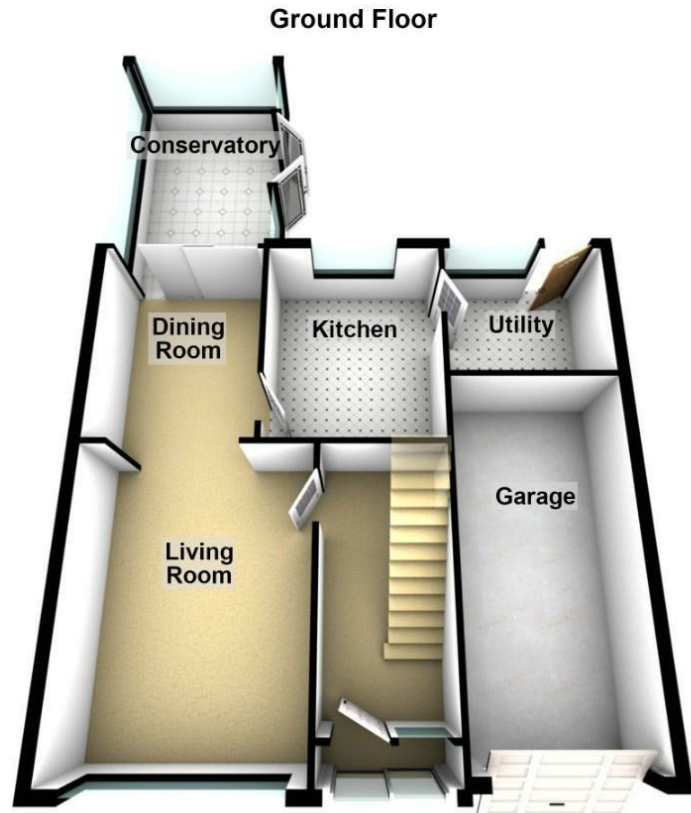
Continuing to the first floor, you will discover three bedrooms, with each room offering ample space to comfortably accommodate a double bed alongside additional furnishings. Completing this floor is the family bathroom, fitted with a shower, hand basin and WC.

Externally, the property benefits from a large rear garden, featuring an ample patio area providing the ideal space for outdoor furniture and entertaining. To the front, there is a substantial driveway offering parking for multiple vehicles, alongside the single garage.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 119.3 sq. metres (1284.4 sq. feet)

## Measurements:

Living Room  
15'1" x 11'5"

Dining Room  
10'9" x 8'6"

Conservatory  
12'9" x 8'6"

Kitchen  
10'9" x 9'2"

Utility  
7'2" x 6'6"

Bedroom One  
14'1" x 10'2"

Bedroom Two  
11'9" x 11'5"

Bedroom Three  
9'10" x 7'6"

Bathroom  
5'2" x 9'2"

## Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>68</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |









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