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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Meadowfield

WHITLEY BAY, NE25 9YD

OFFERS OVER

£400,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Meadowfield

OFFERS OVER £400,000 · FREEHOLD

Signature North East are delighted to welcome to the market this four-bedroom detached property, ideally situated on Meadowfield in Whitley Bay. The property enjoys a great location, well placed for a range of local amenities, schools and everyday conveniences. The shops, cafés and restaurants of Whitley Bay and Monkseaton are within easy reach, while the beautiful North East coastline is also nearby. Excellent transport links provide convenient access to Newcastle and the wider region.

Entering through the porch, you can access the convenient W.C. before stepping into the central hallway. From here, you will find the spacious living room, offering ample room for a range of furnishings, with a large window allowing plenty of natural light to fill the space and a fireplace positioned centrally. The living room opens into the dining room, which also offers ample space for furnishings. Sliding doors lead through to the bright conservatory, providing an ideal space for enjoying summer evenings and access to the rear garden through double French doors. The kitchen offers ample storage with a range of base and wall units, generous worktop space, direct access to the rear garden via sliding doors and internal access to the garage.

Continuing to the first floor, you will discover four bedrooms. Bedrooms one, two and three can comfortably accommodate a double bed alongside additional furnishings, while bedroom four can accommodate a single bed with further furnishings. Completing this floor is the bathroom, fitted with a bathtub, shower, hand basin and W.C.

Externally, the property offers a rear garden laid mainly to lawn with a patio area, providing the perfect space for outdoor furniture and entertaining. To the front, there is off-street parking via the driveway, along with a garage.





KEY FEATURES

- Four-bedroom detached home on Meadowfield, Whitley Bay
- Living room with feature fireplace
- Open-plan flow from dining room into bright conservatory
- Kitchen with ample storage & direct garden access
- Rear garden with lawn & patio area
- Driveway parking & integral garage

- Council Tax Band E
- EPC Rating D









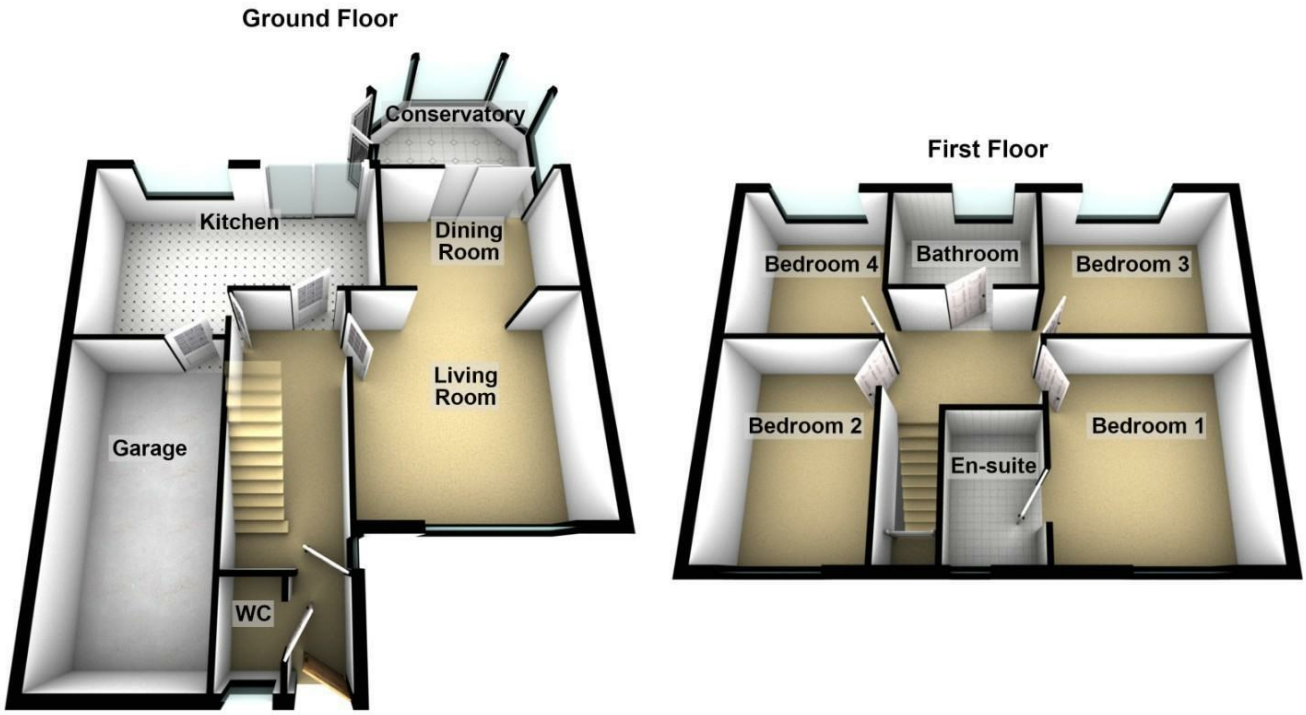


ACCOMMODATION

Room Dimensions

Living Room	3.80 x 3.90 (12'5" x 12'9")	En-Suite	2.30 x 1.50 (7'6" x 4'11")
Dining Room	2.40 x 3.30 (7'10" x 10'9")	Bedroom Two	3.50 x 2.50 (11'5" x 8'2")
Kitchen	3.30 x 5.10 (10'9" x 16'8")	Bedroom Three	2.80 x 3.30 (9'2" x 10'9")
Conservatory	2.49 x 3.30 (8'2" x 10'9")	Bedroom Four	2.80 x 2.60 (9'2" x 8'6")
Bedroom One	3.50 x 3.30 (11'5" x 10'9")	Bathroom	2.00 x 2.50 (6'6" x 8'2")

FLOOR PLAN



Total area: approx. 126.7 sq. metres (1363.9 sq. feet)

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