

SIGNATURE

NORTH EAST

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📍 The Brambles, Whitley Bay NE25 0RQ

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Offers Over £340,000

Signature North East proudly presents this impressive four-bedroom detached home, situated on The Brambles within the popular area of New Hartley, just outside Seaton Delaval. The property enjoys a great residential setting close to local schools, shops and everyday amenities. The beautiful Northumberland coastline, including Seaton Sluice, is within easy reach, while the recently opened Seaton Delaval railway station and excellent road and bus links provide access to Whitley Bay, Blyth, Cramlington and Newcastle.

Stepping into the central hallway, you will first step into the large living room, offering ample space for furnishings, with a large bay window allowing plenty of natural light and an exposed brick fireplace with log burner creating a lovely focal point. To the rear, the open-plan kitchen/dining room features a range of wall and base units, ample worktop space and an integrated oven and hob. There is plenty of room for a dining table, alongside a useful storage cupboard and double patio doors opening onto the rear garden. The kitchen also leads through to a utility room with fitted units and garden access, as well as a downstairs WC. Completing the ground floor is an additional reception room, offering versatile living space.

Continuing upstairs, you will discover four bedrooms. Bedrooms one and two can comfortably accommodate a king-size bed with additional furnishings, with bedroom one benefiting from an en-suite with shower, WC and wash hand basin. Bedrooms three and four are suitable for a double bed with additional furnishings. Completing the first floor is the bathroom, fitted with a bathtub, wash hand basin and WC.

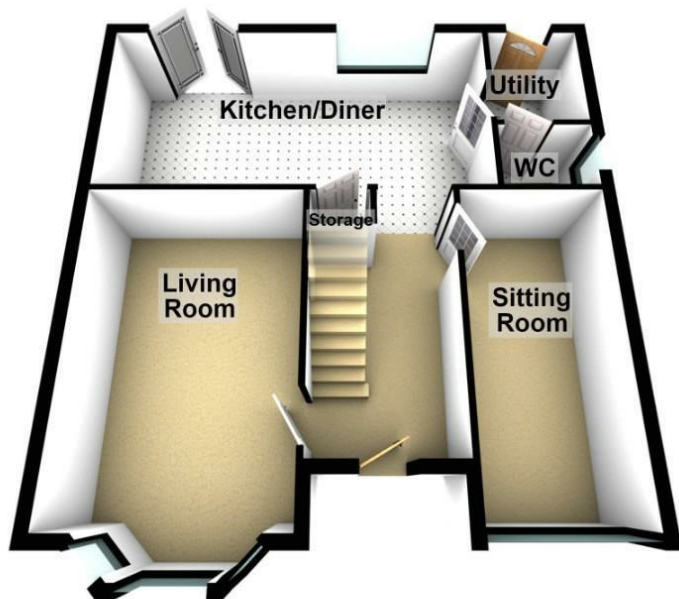
Externally, the property boasts a large rear garden laid to lawn, with a generous patio area and raised decking, providing excellent space for outdoor furniture. A useful shed offers additional storage, while to the front there is a large driveway providing ample off-road parking.



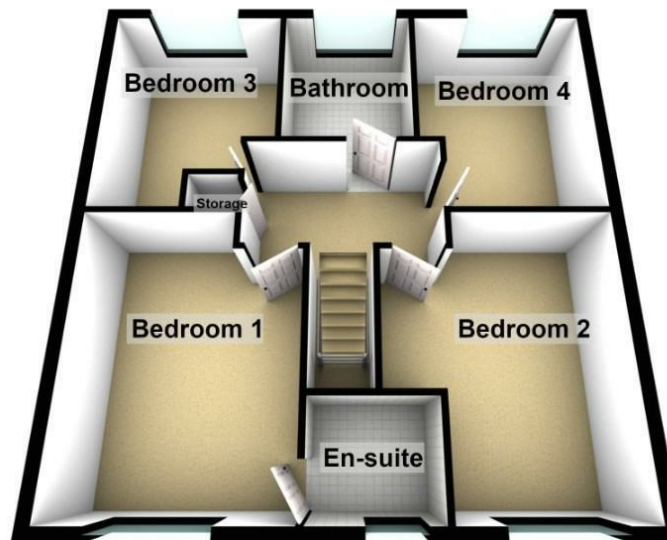
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 144.2 sq. metres (1552.6 sq. feet)

Measurements:

Living Room
16'0" x 10'9"

Sitting Room
16'0" x 7'2"

Kitchen/ Diner
9'10" x 20'8"

Bedroom One
14'1" x 10'9"

En-Suite
5'2" x 5'10"

Bedroom Two
14'1" x 8'6"

Bedroom Three
11'9" x 9'2"

Bedroom Four
11'9" x 7'10"

Bathroom
9'10" x 6'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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