



Collywell Bay Road Seaton Sluice, Whitley Bay

Such an iconic street with unrivalled, panoramic views along the cliff tops, coastline and out to sea, taking in views towards both the lighthouse and Seaton Sluice. Seaton Sluice village has become increasingly sought after, not just because of its beautiful coastline but due to its proximity to popular schools, shops, eateries and one of the most famous fish and chip shops in the North East! It is also close to local bus routes and a short drive from Whitley Bay town centre. We are over the moon to present this wonderful, substantially improved and extended family semi-detached house with large driveway to the front, providing parking for multiple vehicles. With an impressive hallway and lobby to welcome you, turned feature staircase and high gloss tiled floor, contemporary downstairs cloaks/w.c., playroom which could also be utilised as an office/study or fourth bedroom if required. There is a quirky, private boudoir for your furry friend too, the family pet hoping she also gets a new one on their next move! The front facing lounge is spacious, light and airy, enjoying some gorgeous views towards the sea, recently extended family living and dining kitchen with beautiful central island and fitted kitchen, integrated appliances, bi-fold doors and large picture window overlooking the rear garden. The Velux's provide ample light and height to this stunning family room ensuring it is the perfect room for family days and evenings and superb for entertaining, there is also a hidden pool table, (negotiable), separate utility room. To the first floor there are three generous bedrooms, the two front ones boasting the most beautiful of views. The family have also recently re-fitted the bathroom rubber stamping luxury throughout this unique and stylish home. Private and enclosed West facing garden with side access to the front driveway!

OIRO: £440,000

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Seaton Sluice

ENTRANCE LOBBY: high gloss tiled floor, door to:

ENTRANCE HALLWAY: high gloss tiled floor, turned staircase to the first floor, radiator, recess under-stair area which makes wonderful pet home, spotlights to ceiling, door to:

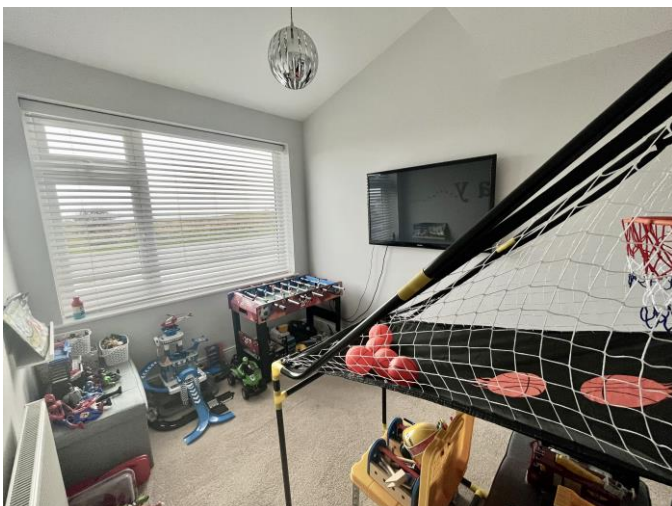
DOWNSTAIRS CLOAKS/WC.: Contemporary cloaks, high gloss combination vanity sink unit with mixer taps, low level w.c. with recessed flush, half height brick effect tiling, high gloss tiled floor, extractor fan

PLAYROOM/OFFICE/BEDROOM FOUR: 9'5 x 7'3, (2.87m x 2.21m) front facing playroom, which could also be utilised as an office or fourth bedroom, double glazed window with views, radiator, storage cupboard under-stairs

LOUNGE: (front): 18'1 x 10'6, (5.51m x 3.20m) a stunning sized lounge with beautiful front views from the double-glazed window, radiator

FAMILY LIVING/DINING KITCHEN: (rear): 23'1 x 17'5, (7.04m x 5.31m) maximum measurements, an outstanding, recently extended and fitted family living and dining kitchen boasting impeccable style and class throughout. Feature panelled wall to the sitting area, fabulous re-fitted kitchen with a range of base, wall and drawer units, Quartz worktops, central island with induction hob and breakfast bar, integrated electric oven, microwave, fridge and freezer, dishwasher, instant boiling hot water tap, one and a half bowl sink unit with drainer and mixer taps, spotlights to ceiling, three radiators, bi-fold doors opening to the rear garden, additional large picture window, three large Velux windows allowing maximum light into the room, herringbone style flooring, under-stair cupboard, door to:

UTILITY ROOM: (front and rear): 18'4 x 4'2, (5.59m x 1.27m) a useful utility area with doors out to both the front and rear of the property, combination boiler, plumbed for washing machine and dryer



FIRST FLOOR LANDING AREA: beautiful window with stained leaded light insert, loft access with pull down ladders, we have been advised that the loft is half boarded for storage purposes, door to:

BEDROOM ONE: (front): 13'3 x 10'2, (4.04m x 3.10m) radiator, double glazed window, showcasing stunning sea views

BEDROOM TWO: (rear): 11'2 x 9'7, (3.40m x 2.79m) fitted wardrobes, radiator, double glazed window overlooking garden and allotment area

BEDROOM THREE: (front): 10'6 x 7'2, (3.20m x 2.18m) radiator, double glazed window showcasing stunning sea views

BATHROOM: Luxurious, re-fitted family bathroom, comprising of, "L" shaped bath, shower with additional forest waterfall spray, vanity sink unit, low level w.c. with push button cistern, high gloss tiled floor, fully panelled walls, panelled ceiling with spotlights, double glazed window, contemporary ladder radiator

EXTERNALLY: A delightful, West facing rear garden with artificial lawn, fencing, wall and side gate with access to the front driveway, outside electrics and lighting. There is a paved front driveway with ample parking for at least two cars, recessed plinth lighting

TENURE

AGENTS NOTE: Final sign off for the kitchen extension is imminent further details available upon request

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: C

EPC Rating: C

WB6586/AI/DB/14.11.2023/V.5





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