



## Brierdene Crescent Whitley Bay

Boasting one of the finest locations in the area, this outstanding, substantial, 1930's semi-detached home with Mock Tudor peak, has phenomenal views over Brierdene. Just a short walk to the beach and within the catchment area for schools of excellence, this stunning family home will tick every box when it comes to your family and an outdoor lifestyle. Beautifully nurtured and loved by the current owners, whom have loved every second of raising their family here, it's now time for the next family to make more memories in this wonderful home! An impressive, majestic hallway with original, turned staircase, the hall opens through into the gorgeous lounge with original fireplace and open fire, perfect for Christmas and cosy evenings, separate dining room overlooking the garden area. To the rear of the property is a fabulous family sitting and breakfasting area, flowing into the kitchen with freestanding Range cooker, the ambience and layout of the room is excellent for entertaining and cooking. Separate utility area, contemporary downstairs shower room and w.c., access to the partially converted garage, with ample storage space and electric car charger. The first- floor landing presents, three double bedrooms, the principal bedroom with bay window and stunning views over the Dene, en suite washbasin and w.c., dressing area, there are also fitted wardrobes to the second and third bedrooms. Luxurious, re-fitted family bathroom with separate shower cubicle. There is a wonderful garden to the rear of the property that has been landscaped and thoughtfully designed, ensuring that you benefit from every corner available. With patios, decking, extensive lawn, outside sink, outdoor kitchen, shed and gated access to the dene itself. Front driveway and garden. Large block paved driveway with parking for multiple cars, outside electrics and lighting. Freehold: EPC: F, Council Tax Band: E

**£635,000**

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## Whitley Bay

Composite Entrance Door to:

**ENTRANCE HALLWAY:** 15'7 x 10'0, (4.75m x 3.05m), A beautiful, impressive hallway, oozing charm and light, stunning, original turned staircase with newel post and light, LVT flooring with feature border, panelling to walls, spotlights to ceiling, radiator, cloaks cupboard, open through to:



**LOUNGE:** (front): 17'5 x 12'6, (5.31m x 3.81m), Fabulous lounge with measurements into double glazed bay window and alcoves, delft rack, a wonderful focal point greets you with this original, period fireplace and open fire, cornice to ceiling, radiator, LVT flooring with border

**DINING ROOM:** (rear): 17'5 x 12'5, (5.31m x 3.78m), with feature double glazed bay window overlooking the rear patio and garden, into alcoves, spotlights to ceiling, two radiators, wall mounted electric fire, wood flooring, cornice to ceiling



**FAMILY LIVING/DINING KITCHEN:** (rear): Overall measurements of: 26'2 x 15'5 x 15'8, (7.98m x 4.70m x 4.78m), an outstanding, extended, open family living and dining kitchen area, with views to the side patio and over the garden, the sitting/living area wraps around and through to the breakfast bar and kitchen area, which has been fitted with a contemporary and stylish range of white, base, wall and drawer units, freestanding Range Cooker, (negotiable), cooker hood, wine cooler, under-unit lighting, wall lights, contrasting worktops, plumbed for dishwasher, one and a half bowl sink unit with mixer taps, combination boiler, brick effect tiling, vertical radiator, spotlights to ceiling, tile effect flooring, double glazed French doors opening out to the side patio area and garden, additional double glazed French doors opening out to the rear gardens, oodles of light and space, tile effect flooring, door to:

**INNER HALLWAY:** free standing storage units, (negotiable), tile effect flooring, door to garage



**DOWNSTAIRS SHOWER ROOM/W.C:** Contemporary and stylish shower room, comprising of, Jacuzzi shower and cubicle with jets, floating, high gloss vanity sink unit with hot and cold mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, extractor, double glazed windows

**PART GARAGE:** 7'8 x 7'5, (2.33m x 2.26m), plumbed for automatic washing machine, electric garage door, electric charging point

**FIRST FLOOR LANDING AREA:** spacious landing with turned staircase up to the loft space, radiator, door to:



**FAMILY BATHROOM:** 11'6 x 6'4, (3.51m x 1.93m), The ultimate in luxury awaits you in this stunning, re-fitted family bathroom. Large walk- in shower, chrome shower with additional forest waterfall spray, bath with hot and cold mixer taps, high gloss vanity sink unit with mixer taps, low level w.c. recessed flush, tiled floor, tiled shower area and half tiled walls, fitted mirror, high gloss fitted storage, two double glazed window, chrome ladder radiator



**BEDROOM ONE:** (front): 17'5 x 12'2, (5.31m x 3.71m), a principal bedroom with a real "wow" factor, with measurements into the double glazed bay window, the current owners have made the most of the stunning views over the dene by creating a sitting area to enjoy the views, radiator. Recessed en suite with pedestal washbasin, tiled floor and splashbacks, low level w.c., ample storage with hanging space and shelving

**BEDROOM TWO:** (front): 14'6 x 10'9, (4.42m x 3.28m), with measurements into double glazed leaded window, the measurements are including the depth of the fitted wardrobes, giving ample hanging and storage space, radiator, laminate flooring



**BEDROOM THREE:** (front): 10'5 x 9'5, (3.18m x 2.87m), excellent sized third bedroom, with space for a double bed, double glazed leaded window, radiator, laminate flooring, fitted wardrobes

**EXTERNALLY:** There are few words I can use to describe the beautiful garden to the rear unless you see it for yourself. With a sought after Southerly aspect and amazing views over the Dene. There is also gated access directly out to the dene. There are ample electric sockets and plumbing in the garden area including a sink with hot and cold running water, outside kitchen/summerhouse with plumbing and sink, outdoor bar additional shed. There is a large decked patio to the bottom of the garden, extensive lawn, well stocked borders, small pond area with water feature, side patio with pagoda, paved patio areas, gated access to the front of the property with a large, block paved driveway, electric garage door. The current owners have also invested into a state of the art CCTV security system for peace of mind



#### 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

EPC:F  
Council Tax Band: E  
WB2102/AI/AI/AI/V.3







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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