



Haddington Road

Beaumont Park, Whitley Bay

We are in love with this highly sought after, substantial, detached home. Owned and adored by the current family for over 40 years, this family home offers so much space, style and versatility for anyone looking for their forever home! Within the catchment area for local schools of excellence, close to local shops, amenities and local bus routes and just a few minutes, drive to our wonderful beach and coastline. This fabulous home is stylish and showcases an excellent standard throughout. You are welcomed into a spacious entrance porch, through to an impressive and spacious hallway, downstairs cloaks/wc. Gorgeous front facing lounge with feature bow window, beautiful mantel, stylish electric stove fire, marble hearth, double doors open through to the separate dining room which overlooks and opens out to the garden area, perfect for entertaining and family dining. Stunning, elegant dining kitchen with a "country style" cream fitted range of units, co-ordinating worktops and integrated appliances, enjoy lovely evenings and summer days in the garden room which overlooks and opens out to the garden, with additional Velux windows, you can be sure to enjoy maximum light in this gorgeous room. There is a separate utility room which also provides access out to the side garden area, double width garage, which has been partially converted but has ample space for a small car, storage/bikes etc. To the first floor there is a spacious landing area and four double bedrooms, the principle, bedroom with fabulous fitted wardrobes and a contemporary en-suite shower room, the second bedroom also benefits from fitted mirrored wardrobes. The family bathroom is an excellent size and boasts a modern suite, including a bath and separate shower cubicle. A fantastic, enclosed garden, which has been well thought out and landscaped to include, feature patios, gravelling, extensive lawn, mature borders, outside tap, lighting and electrics, side path providing access through to the generous front driveway and double garage with electric roller door.

£625,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: 7'2 x 5'2, (2.18m x 1.57), spacious entrance hallway, tiled floor, radiator, oak veneered door with glazed feature panels through to:

ENTRANCE HALLWAY: fabulous hallway, with feature turned staircase up to the first floor, radiator, tiled floor, cornice to ceiling, under-stair recess, oak veneer door to:

DOWNSTAIRS CLOAKS/WC.: low level w.c., hand washbasin, tiled splashback, tiled floor, radiator, double glazed window

LOUNGE: (front): 20'0 x 14'8, (6.07m x 4.47m), a wonderful front facing lounge with measurements including depth of alcoves, excluding depth of double-glazed bow window, gorgeous mantel, recessed fireplace, electric stove fire, marble hearth, cornice to ceiling, two radiators, oak veneer door with glazed insert to:

DINING ROOM: (rear): 13'9 x 12'6, (4.19m x 3.81m), into alcoves, a beautiful, formal dining room with double glazed French doors opening out to the garden, radiator, tiled floor, cornice to ceiling, oak veneer door with glazed inserts through to:

DINING KITCHEN: (rear): 15'2 x 11'8, (4.62m x 3.56m), stunning, "country style" family dining kitchen, incorporating a range of base, wall and drawer units, co-ordinating roll edge worktops, gas point, cooker hood, wine rack, integrated fridge, plumbed for dishwasher, display units, wall light, double glazed window, cornice to ceiling, tiled floor, radiator, tiled splashbacks, oak veneer door with glazed insert to:

GARDEN ROOM: (rear): 14'0 x 9'6, (4.27m x 2.90m), a gorgeous garden room, perfect for evening drinks and quiet time, enjoy views over the garden area or open the double-glazed French doors on a fine summer evening, spotlights to ceiling, radiator, tiled floor, two Velux windows, oak veneer door with glazed insert to:

UTILITY ROOM: (side): 14'0 x 6'5, (4.25m x 1.96m), stylish base, wall and drawer units, co-ordinating worktops, plumbed for automatic washing machine, space for dryer, combination boiler, tiled splashbacks, tiled floor, radiator, double glazed door out to the side area, door to:

GARAGE: (front): 14'5 x 13'5, (4.39m x 4.09m), modern base, wall and drawer units, co-ordinating worktops, electric roller garage door, loft storage area

FIRST FLOOR LANDING AREA: double glazed window, airing cupboard, loft access with pull down ladders, we have been advised that the loft is part floored for storage purposes, door to:

BEDROOM ONE: (front): 15'5 x 13'0, (4.7m x 3.96m), including depth of gorgeous, sliding mirrored wardrobes providing excellent hanging and storage space, wood effect flooring, double glazed window, radiator, door to:



EN-SUITE SHOWER ROOM: contemporary and stylish en-suite comprising of, shower cubicle, electric shower, hand washbasin, low level w.c. with push button cistern, radiator, tiled floor, double glazed window, tiled floor, tiled splashbacks and shower area

BEDROOM TWO: (front): 13'0 x 13'9, (4.19m x 3.96m), including depth of contemporary sliding mirrored wardrobes, radiator, laminate flooring, cornice to ceiling

BEDROOM THREE: (rear): 11'6 x 9'0, (3.51m x 2.74m), radiator, double glazed window, laminate flooring, cornice to ceiling

BEDROOM FOUR: (rear): 10'0 x 8'5, (3.05m x 2.57m), laminate flooring, radiator, double glazed window

FAMILY BATHROOM: 7'7 x 7'5, (2.31m x 2.26m), fabulous family bathroom boasting excellent proportions, bath with hot and cold mixer taps, shower cubicle with chrome shower, pedestal washbasin, low level w.c., tiled floor, tiled splashbacks and shower area, double glazed window, chrome ladder radiator

EXTERNALLY: a beautiful and substantial rear garden area, enclosed and private, lovingly designed and thought out by the current owners. With multiple patio areas, extensive lawn, feature gravelling, mature, well stocked borders, outside tap, lighting and electrics, side path, gated access through to the front garden area and block paved driveway, with the garden lawned with borders and shrubs

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

COUNCIL TAX BAND: F

EPC RATING: C

WB1139.AI.DB.13.11.2024.V.1





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