



Bournemouth Gardens

Whitley Bay

An outstanding, period semi-detached family home, circa 1917. Boasting an enviable location, commanding stunning and panoramic views towards the coast, sea and Dome from all three floors. Within the catchment area for sought after schools, close to the vibrant Whitley Bay town centre, Metro and local restaurants and attractions. This wonderful home has been loved by the current family for many years and showcases space, light and style with so much flexibility, along with a generous garden offering lawn, patios and mature, well stocked borders. There is a spacious entrance porch, fabulous hallway with original features and turned staircase to the first floor, the lounge has a feature bay window, splendid fireplace and cast-iron living flame fire, the dining room is separate with a stunning period fireplace and living flame fire, the French door leads through to a 16'6 conservatory which flows beautifully through to the family dining kitchen and out to the rear garden. The dining kitchen is stylish with Range cooker, integrated appliances and breakfast bar. There is a separate utility room, downstairs shower room. The impressive first floor landing area provides access to all four bedrooms and up to the second floor. There are stunning, original fireplaces to two of the bedrooms and a lovely bay window where you can take in the fantastic views along the coast, the family bathroom is contemporary with separate shower cubicle to compliment the bathtub. There is separate w.c. and hand washbasin. The second-floor extension absolutely confirms our love for this amazing family home, with a principle, bedroom benefiting from dormer windows, the front with floor to ceiling views, large walk-in dressing area with light and a luxurious en-suite shower room; front garden, driveway and garage! With everything on your doorstep, whether its great schools, fabulous accommodation or a morning sunrise on the beach, we're confident you'll find everything you need right here!

£745,000

ROOK
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SAYER

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Composite Entrance Door to:

ENTRANCE PORCH: tiled floor, double glazed windows, door to:

ENTRANCE HALLWAY: an impressive entrance hallway with original, feature, turned staircase up to the first floor, dado rail, radiator, door to:

LOUNGE: (front): 18'5 x 14'1, (5.61m x 4.29m), with measurements into feature double glazed bay window and alcoves, attractive feature fireplace with cast iron, arch living flame fire, tiled hearth, picture rail, cornice to ceiling, wood flooring, radiator

DINING ROOM: (rear): 18'3 x 13'0, (5.56m x 3.96m), gorgeous feature fireplace with gas, coal effect fire, cornice to ceiling, ceiling rose, radiator, wood flooring, double glazed French door through to:

CONSERVATORY: (rear): 16'6 x 9'1, (5.03m x 2.77m), a beautiful conservatory overlooking and opening out to the rear garden with French doors, wood flooring, radiator, through to:

DINING KITCHEN: (rear): 21'9 x 8'1, (6.63m x 2.46m), a stunning, open plan family dining kitchen which opens through to the conservatory, showcasing a cream range of base, wall and drawer units, contrasting worktops, Range cooker, cooker hood, plumbing for dishwasher, breakfast bar, one and a half bowl sink unit with mixer taps, tiled floor, radiator, tiled splashbacks, double glazed window with fitted window shutters, double glazed French door out to the garden area, through to:

UTILITY ROOM: (rear): 16'5 x 6'5, (5.0m x 6.5m), single drainer sink unit with mixer taps, plumbing for automatic washing machine, tiled floor, radiator, double glazed window, double glazed door out to the rear garden and to the front, door to:

DOWNSTAIRS SHOWER ROOM/W.C: modern fitted shower cubicle with electric shower, low level w.c. with push button cistern, hand washbasin, chrome ladder radiator, tiled floor, tiled splashbacks

FIRST FLOOR LANDING AREA: spacious landing, with turned, staircase up to the second floor, dado rail, storage cupboard with shelving, window with stained leaded light inserts, door to:

BEDROOM TWO: (front): 18'5 x 12'5, (5.61m x 3.78m), with measurements into alcoves and double-glazed bay window with beautiful sea views, gorgeous, original feature fireplace with mirrored mantel, tiled hearth and inset, radiator

BEDROOM THREE: (rear): 14'6 x 10'6, (4.42m x 3.20m), fabulous original fireplace with cast iron fire, double storage cupboard, radiator, double glazed window

BEDROOM FOUR: (rear): 11'3 x 9'2, (3.43m x 2.79m), radiator, double glazed window, loft access with pull down ladders, we have been advised that the loft is part floored for storage purposes

BEDROOM FIVE: (front): 9'5 x 8'7, (2.87m x 2.67m), radiator, double glazed window with sea views, wood flooring

BATHROOM: a stylish and modern family bathroom, with shower cubicle, electric shower, pedestal washbasin with mixer taps, fully tiled walls, airing cupboard housing combination boiler, radiator, spotlights to ceiling, double glazed window



SEPARATE W.C./CLOAKS: low level w.c. with recessed flush, vanity sink unit with mixer taps, half tiled walls, double glazed window

SECOND FLOOR LANDING: storage into eaves, door to:

BEDROOM ONE: (dual aspect): 22'9 x 13'7, (6.93m x 4.15m), a spectacular principle bedroom with dormer windows to both the front and rear, to maximise both light and space, measurements into the front floor to ceiling double glazed windows allow for the most stunning of views, the double glazed French door is tilt and turn and the rear dormer is also double glazed and overlooks the rear garden, spotlights to ceiling, radiator, door to walk in dressing area with light, ample hanging and storage space, door to:

EN-SUITE SHOWER ROOM: luxurious, en-suite shower room with walk-in double shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c., brick effect tiling, panelled shower area, double glazed window, tiled floor, chrome ladder radiator, spotlights to ceiling, double glazed window

EXTERNALLY: beautifully thought out and designed rear garden, with raised patio, steps down to lawn and mature, well stocked borders, additional patio, outside tap. To the front there is a garden area and driveway with parking for at least two cars and garage

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway & Permit parking on street £15 per annum

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: D

EPC RATING: D

WB2773.AI.DB.19.11.2024.V.3



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	71
(39-54)	E	64
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

