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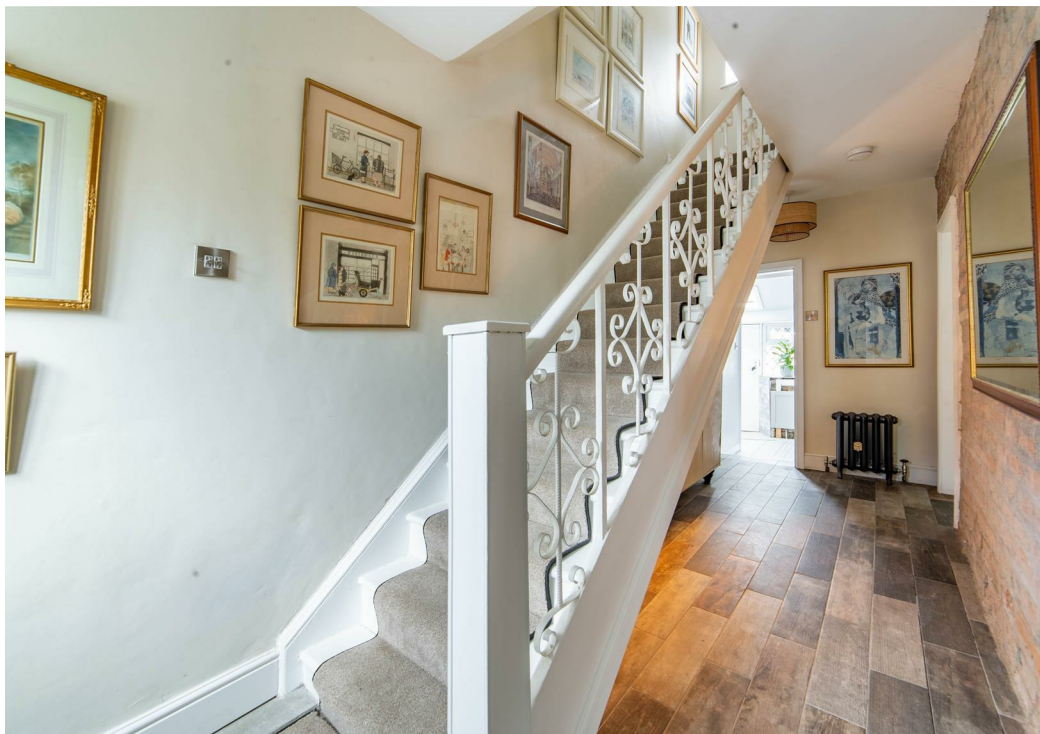
CHURCH WAY, EARSDON, WHITLEY BAY, NE25

Offers Over £375,000

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A beautifully presented and characterful two-bedroom terraced home, arranged over two floors, occupying a wonderful position in the heart of the historic and picturesque village of Earsdon, a location steeped in local history and character, offering a traditional semi-rural feel whilst remaining ideally placed for access to nearby coastal hotspots.

Entered via a welcoming entrance hall, the ground floor is immediately impressive, centred around a truly exceptional lounge measuring a generous 19'11" x 15'1", a wonderfully spacious and characterful room that provides an ideal setting for everyday family living and entertaining alike. The kitchen, measuring 8'5" x 16'1", is well appointed and provides a practical and functional cooking space, whilst a separate ground floor bathroom completes the accommodation on this level, a particularly useful and practical feature.

To the first floor, two well-proportioned bedrooms are served by a stylish shower room, with both rooms offering comfortable and versatile accommodation suitable for a variety of uses.

Earsdon has a strong community spirit and is renowned for its participation and awards for contributions to Northumbria in Bloom. The village benefits from two wonderful local pubs in The Cannon Inn and the Red Lion, both serving great ales and food, alongside miles of Wagon Way walking and cycling paths leading through forestry and streams, ideal for dog walking and outdoor enthusiasts alike.



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The internal accommodation comprises: The property is entered via an entrance hall, with stairs rising to the first-floor landing and access to the principal ground-floor accommodation. To the right is the generous lounge, a beautifully presented reception room with a front-facing window providing excellent natural light. The room has been thoughtfully styled, with attractive wood-effect flooring and a striking exposed stone fireplace forming a superb focal point, complemented by a range of tasteful decorative finishes. From the lounge, there is access through to the kitchen, which is particularly impressive and has been finished to a high standard. The kitchen is fitted with a stylish range of contemporary wall, drawer and base units in a soft neutral tone, complemented by contrasting work surfaces and integrated appliances. The room benefits from attractive feature glazing, recessed lighting and carefully considered decorative detailing, creating a sophisticated and highly functional space. A further rear entrance hall provides secondary access to the outside, together with access to a beautifully presented ground-floor bathroom. The bathroom is particularly stylish, incorporating a freestanding bath, WC and wash hand basin, with attractive tiling and contemporary finishes throughout. The rear entrance also provides convenient access towards the property's rear parking and external areas.

To the first floor, the landing provides access to two bedrooms and a further modern shower room. The larger bedroom is a generous double with excellent proportions and a front-facing window, whilst the second bedroom is also well presented and benefits from its own window and a pleasant outlook. The shower room is finished in keeping with the rest of the property, featuring a contemporary suite, stylish tiling and modern fittings, creating a bright and sophisticated space.

Externally, the property benefits from a rear area providing off-street parking and access to the property, together with additional paved space and established planting. The traditional stone and brick elevations combine with the smartly presented interiors to create an appealing blend of character and contemporary living.



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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : D

