

BRUNTON

RESIDENTIAL



WILTON DRIVE, WHITLEY BAY, NE25

Offers Over £495,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Substantial Extended Semi Detached Family Home Boasting Close to 2000Sq ft Placed Over Three Storeys with Extensive Rear Gardens, Five Bedrooms, Four Bathrooms Including Two En-Suites, Two Great Reception Rooms Including a Fantastic 23ft Dual Aspect Family Room plus Kitchen/Diner & Off Street Parking for Multiple Vehicles and Fully Insulated Garage!

This excellent family home is perfectly positioned within a quiet cul-de-sac on Wilton Drive, Whitley Bay. Wilton Drive, situated within walking distance to some of the regions finest local schooling, is also well placed to provide easy access to both Whitley Bay beach and King Edward's Bay, along with the excellent local bars, cafes, shops and amenities of Whitley Bay itself.

The property itself, which was purchased by the current family in 2007, has since undergone a full transformation, with both a loft conversion and side extension being added by the current owners. The property is also placed close to excellent transport links by both road and rail with the nearby West Monkseaton Metro station being just a stones throw away, providing direct access to Newcastle City Centre and further throughout the region.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Placed over three storeys, the internal accommodation comprises: a bright entrance vestibule with a useful storage cupboard and opens into a welcoming entrance hallway with stairs to the first floor.

To the right, a living room enjoys a large front-aspect window, and could easily be utilised as a guest bedroom, dining room or study/office space. The hallway opens into a dining room that has a useful storage cupboard and a door leading out to the rear of the property. This space in turn opens up into the kitchen area, which is fitted with a range of wall and base units and integrated appliances, and also enjoys views over the rear garden.

Returning to the entrance hall, to the left of the property is a spacious family room that spans the length of the property and enjoys dual aspects and French doors to the rear garden. A further door leads from this space into a hallway, which gives access to a convenient ground-floor shower room and the fully insulated integral garage.

The first-floor landing gives access to four bedrooms, with two being smaller and two being larger. Two bedrooms benefit from built-in wardrobes, and the principal bedroom enjoys an en-suite shower room, whilst the remaining bedrooms are served by a well-appointed shower room, which has a three-piece suite and a heated towel rail.

The second-floor landing enjoys a convenient storage cupboard and provides access to a bedroom with Velux windows and an en-suite shower room, ideal as an independent space for older children.

Externally, the property has a double driveway, which provides off-street parking for up to four vehicles, while to the rear, a large low-maintenance garden serves as the perfect spot for daily family life and entertainment. The garden is surrounded with timber fencing and is laid mainly to lawn, with a paved patio area wrapping around the side of the property.

Fully double glazed throughout and rare to the market, this fantastic family home simply demands early inspection to avoid disappointment!



BRUNTON

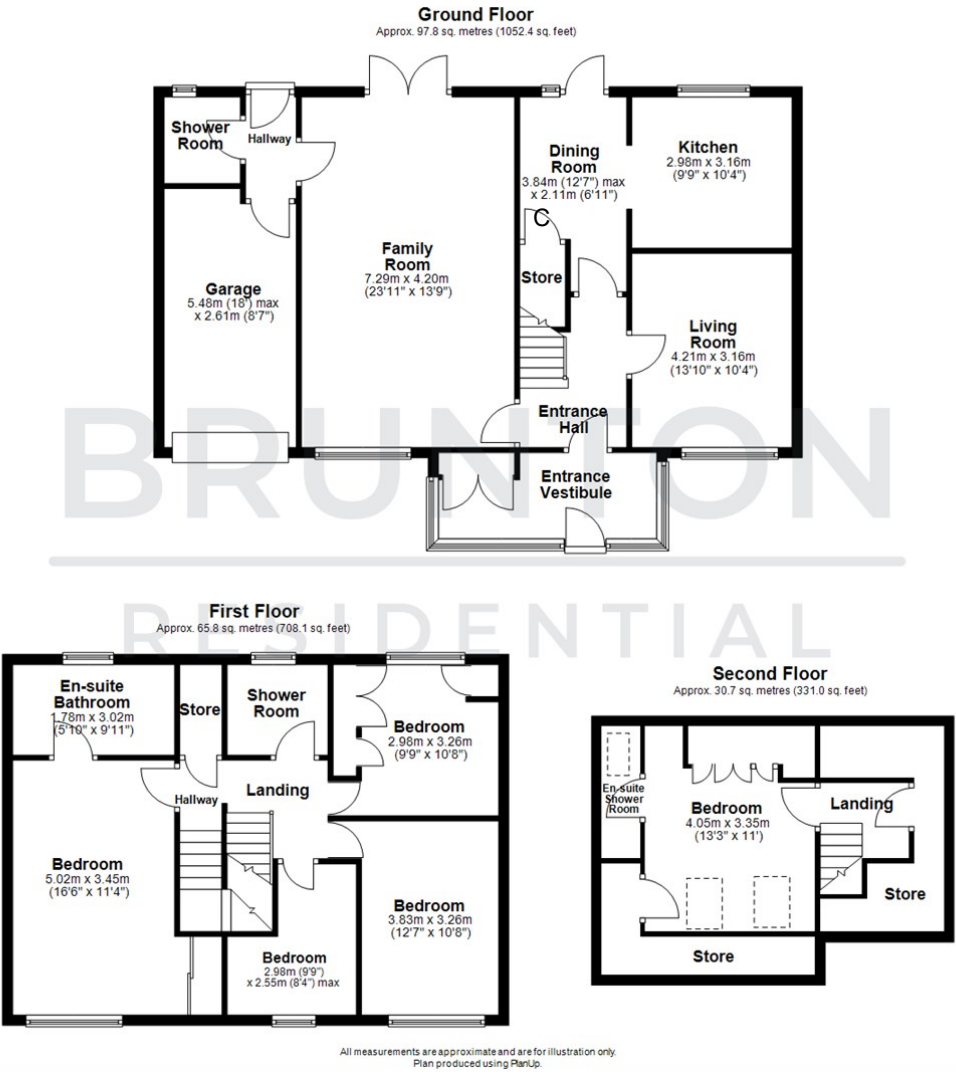
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	