



1 Woodburn Drive
, Whitley Bay, NE26 3HS
£415,000



Trading Places

Coastal and Country Property Specialists



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1 Woodburn Drive

, Whitley Bay, NE26 3HS

Trading Places are delighted to offer for sale this attractive four bedroom family home, ideally situated within the highly sought after residential area of Whitley Lodge. The property boasts a range of modern features and will appeal to a wide variety of buyers.

Arranged over two floors, the ground floor briefly comprises of a welcoming hallway with doors to the lounge open to the dining area, and a well appointed breakfasting kitchen to the rear. To the first floor are four well proportioned bedrooms, including a principal bedroom with en-suite, and a family bathroom. Externally, the property benefits from a well proportioned garage offering excellent storage, a front driveway, and a generously sized, south-facing rear garden.

Whitley Bay is a popular and desirable residential area, perfectly positioned close to the stunning North East coastline. The property enjoys easy access to major road links, highly regarded schools at all levels, and the vibrant town centre, which offers a wide range of shops, cafés, restaurants and leisure facilities.

The superb layout, excellent location and warm family feel combine to create an exciting opportunity that can only be fully appreciated by internal inspection. Contact Trading Places on 0191-2511189 to arrange your viewing. Council Tax Band D. EPC Rating D.

Entrance Porch

Entrance through UPVC front door with glazed decorative insert. UPVC inner door leading into the entrance hallway.

Entrance Hallway

A lovely welcoming bright and spacious entrance hallway with stairs up to the first floor and a door leading to the open plan lounge and kitchen. Cupboard and under stairs storage. Single radiator.

Living Room

15'7 x 13'4 (4.75m x 4.06m)

The living room is spacious and front facing with double glazed UPVC window to low level sill height. Attractive fireplace housing an open fire, cast iron fireplace and marble surround. Open plan living to dining room.

Dining Room

10'1 x 9'10 (3.07m x 3.00m)

The dining area is open from the living room and has double doors to the rear garden. Large double radiator.

Breakfasting Kitchen

20'11 x 8'0 (6.38m x 2.44m)

The kitchen/breakfast room has a good range of fitted wall, base and draw units with contrasting worktops. Space for appliances and large alcove with 'Range' gas oven. UPVC double glazed window and double doors allowing for natural light and access to the rear garden. Internal door providing access to the garage.

Landing

Spacious landing with doors to all bedrooms and family bathroom. Loft hatch with full boarding, light and ladder.





Master Bedroom

13'10 x 13'7 (4.22m x 4.14m)

This generous size master bedroom is front facing with a large UPVC double glazed window allowing for natural light. Built in cupboard provides additional storage. Large double radiator, laminate flooring and doors leading to en-suite.

En-Suite

13'5 x 7'8 (4.09m x 2.34m)

This generous sized en-suite incorporates large shower enclosure, panelled bath, low level WC, vanity wash basin and bidet. Large double radiator.

Bedroom Two

12'5 x 11'3 (3.78m x 3.43m)

Front facing double bedroom with large UPVC double glazed window, built in storage and radiator.

Bedroom Three

11'2 x 9'2 (3.40m x 2.79m)

This double bedroom is rear facing with a large double glazed UPVC window, built in cupboard and radiator.

Bedroom Four

9'1 x 8'4 (2.77m x 2.54m)

Bedroom four is front facing and has a UPVC double glazed window and radiator.

Family Bathroom

8'10 x 5'6 (2.69m x 1.68m)

The family bathroom benefits from a panelled bath with shower mains over. Vanity wash basin and low level WC. Tiled walls and two double glazed windows with obscure glass.

Garage

The garage offers versatile storage space, plumbing for washing machine and an electric roller style door. Door to the rear providing access to the garden.

Front Gardens

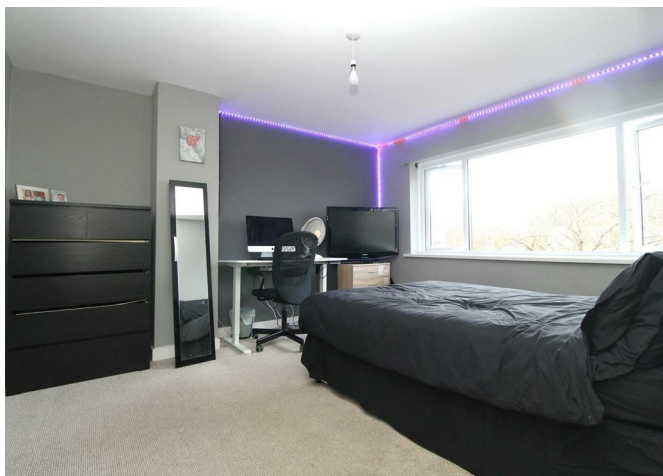
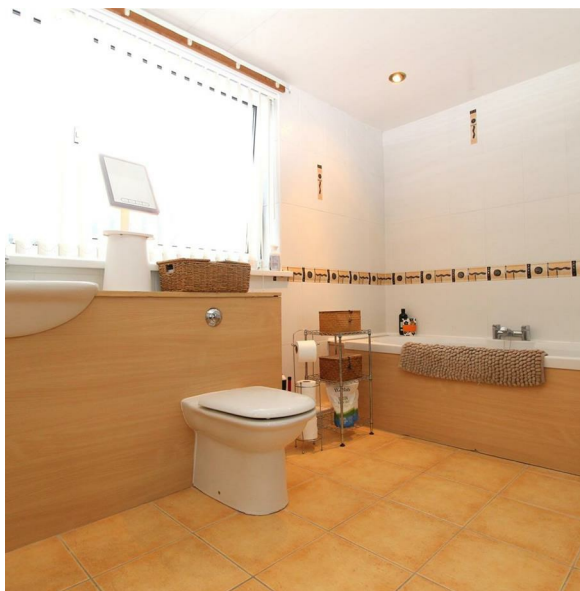
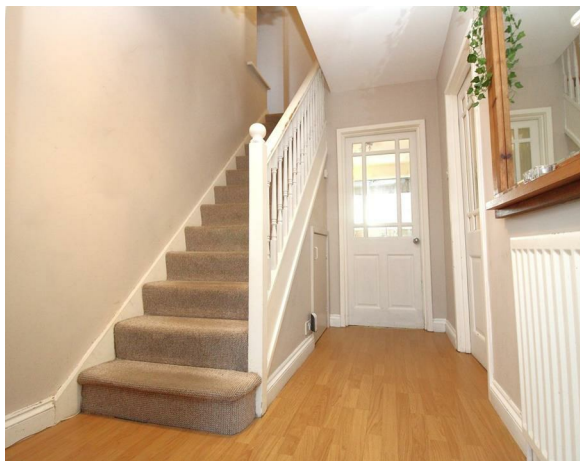
To the front is a driveway parking providing off street parking for multiple cars and giving access to garage.

Rear Gardens

South facing rear garden with patio area and laid lawns. Fenced boundaries.

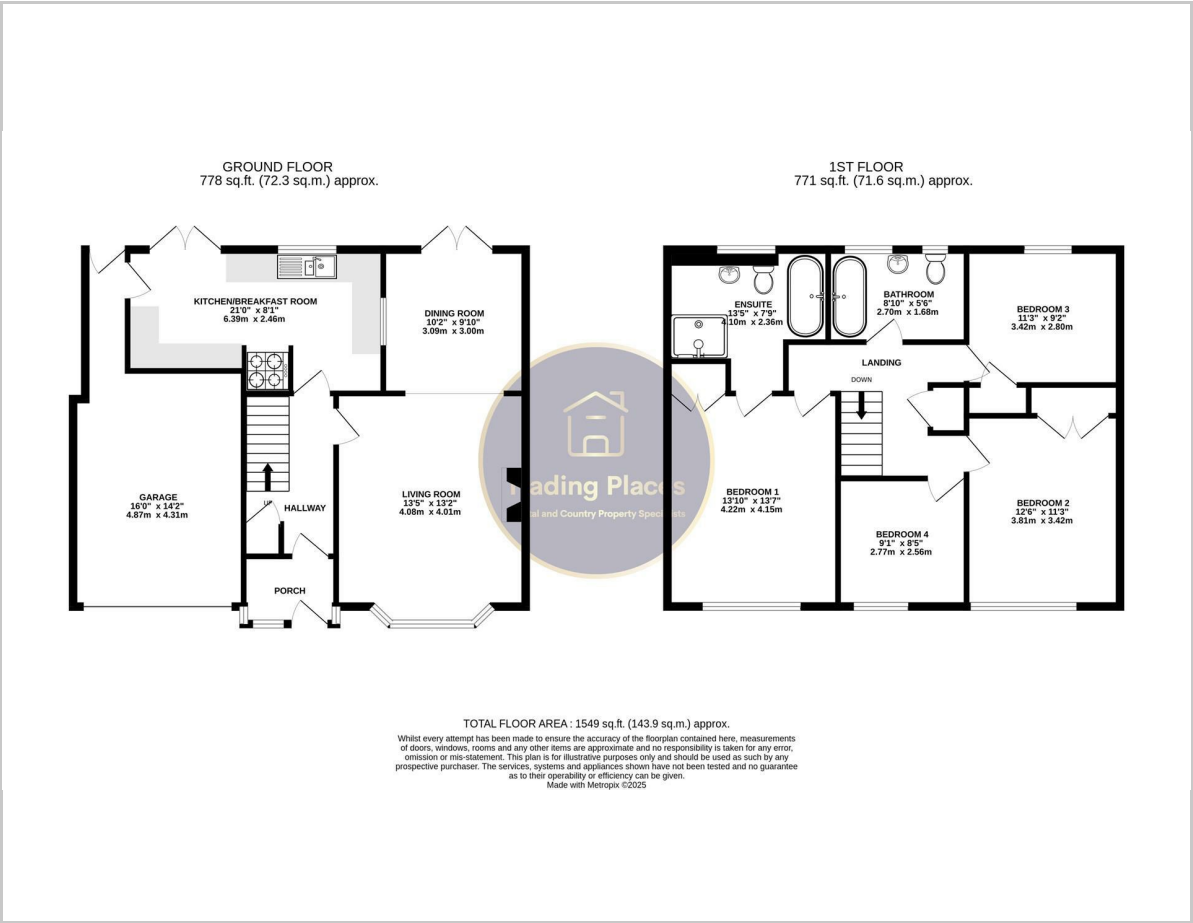
Agent Note

The seller has advised that an asbestos survey carried out in 2020 identified asbestos-containing materials within the garage. Buyers are advised to make their own enquiries and obtain specialist advice.

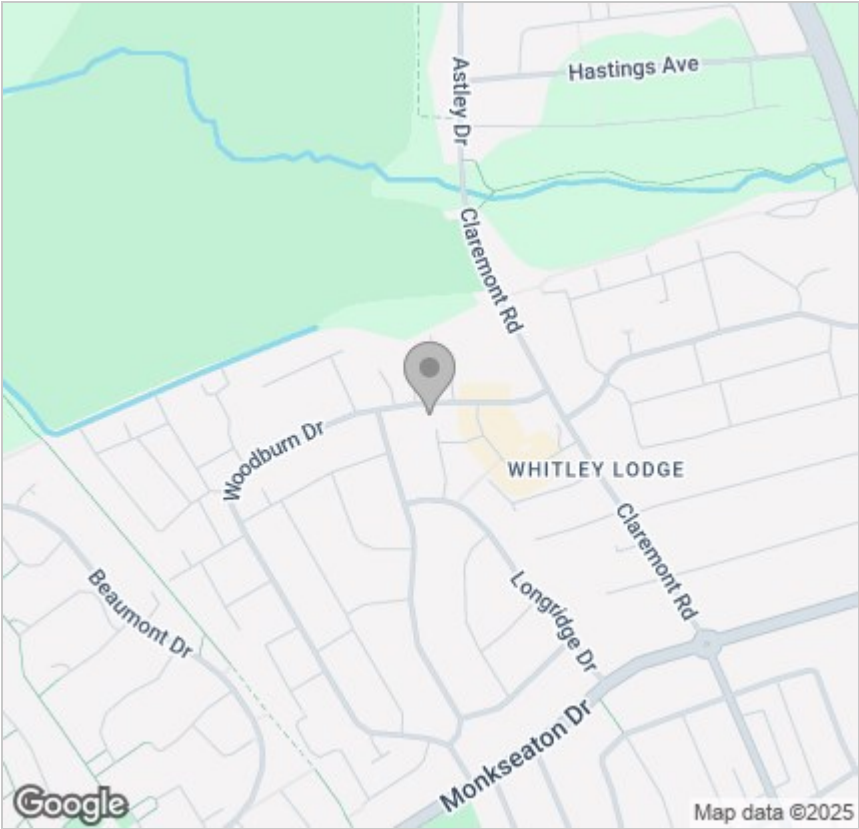




Floor Plan



Area Map

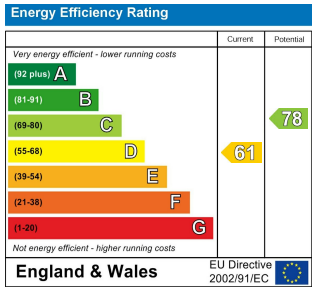


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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