



1 Beamish Court  
Whitley Bay, NE25 9EE  
Price Guide £320,000



Trading Places



# 1 Beamish Court

, Whitley Bay, NE25 9EE

**Situated on a quiet cul-de-sac in a sought after location, this delightful bungalow has been fully refurbished to a superb standard, with exceptional attention to detail throughout. From the tasteful Farrow and Ball colour scheme, to the matching sockets, switches and door handles, number One Beamish Court is sure to impress any potential purchaser with what it has to offer. The property briefly comprises; Entrance Hallway, Living Room, Breakfasting Kitchen, Dining Room (Bedroom Two), Master Bedroom, Family Bathroom/WC, Loft Room (with staircase - currently used as Bedroom 3), Large Garage with Utility Area, Beautiful South-West Facing Rear Garden, Double Length Driveway, Double Glazing, Gas Central Heating with Combi Boiler, Attractive Light Fittings, Contemporary Radiators and tasteful plantation shutters.**

**This property must be viewed to appreciate the quality of accommodation on offer.**

**EPC - TBC Council Tax Band - C**

## Entrance Hall

Accessed via a composite contemporary front door with partial glazed windows with privacy glass, tasteful Farrow and Ball decor, black nickel sockets, switches and matching door handles - a theme that runs throughout the property, contemporary grey radiator, attractive veneer flooring, feature spotlights to ceiling, doors to;

## Lounge

**14'9" x 10'7" (4.52 x 3.25)**

A superb Lounge with large UPVC picture window to the front elevation benefiting from attractive plantation shutters, matching attractive wall and ceiling lights, partial wall panelling under stairs, picture rail, feature coving, contemporary radiator, Farrow and Ball colour scheme, attractive veneer flooring.

## Dining Room/Bedroom Two

**8'5" x 10'7" (2.59 x 3.25)**

Currently used as a dining room, this second double bedroom overlooks the front elevation via a UPVC window with plantation shutters and is fitted with a hand crafted dining suite, with feature lighting above, picture rail, feature coving, contemporary radiator, hive heating system, and attractive veneer flooring.

## Breakfasting Kitchen

**17'3" x 8'3" (5.27 x 2.54)**

A stunning breakfasting Kitchen with an abundance of natural light flowing through, superb attention to detail with a hand made wooden breakfast bar with matching feature window sills, white contemporary wall and base units, quartz work surfaces, stainless steel sunken one and 1/2 bowl sink with mixer tap, attractive modern splash backs, integrated dishwasher, space for Rangemaster cooker with Hoover extractor hood above, space for American fridge/freezer, recessed lighting, attractive veneer flooring, feature coving, contemporary radiator, floor to ceiling window, door to the rear garden and door to the garage/utility area.





#### Master Bedroom

11'7" x 10'11" (3.54 x 3.33)

A peaceful and spacious master bedroom which overlooks the pretty rear garden via a UPVC window with plantation shutters, attractive fitted wardrobes, stylish decor, central feature light with fan, contemporary radiator, attractive veneer flooring, feature coving.

#### Family Bathroom/WC

A newly fitted bathroom with attractive three piece white suite, briefly comprising; P-shaped bath with contemporary power shower over which benefits from a rainfall shower head as well as a standard attachment, stainless steel mix tap over bath and glass shower screen, close coupled WC, stylish vanity wash basin with stainless steel mixer tap, chrome shaver point, contemporary radiator, wall unit, recessed spotlights, partial tiling around bath area, tiled floor, opaque double glazed window to the side elevation with plantation shutters.

#### Loft Room

17'7" x 6'8" (5.36 x 2.04)

A carpeted half turn staircase leads to the loft room, which is currently used a bedroom. This conversion had been carried it previous to the current owners occupation. There is a pretty double glazed window overlooking the front elevation, central light, double radiator, carpeted floor, storage in the eaves.

#### Garage and Utility

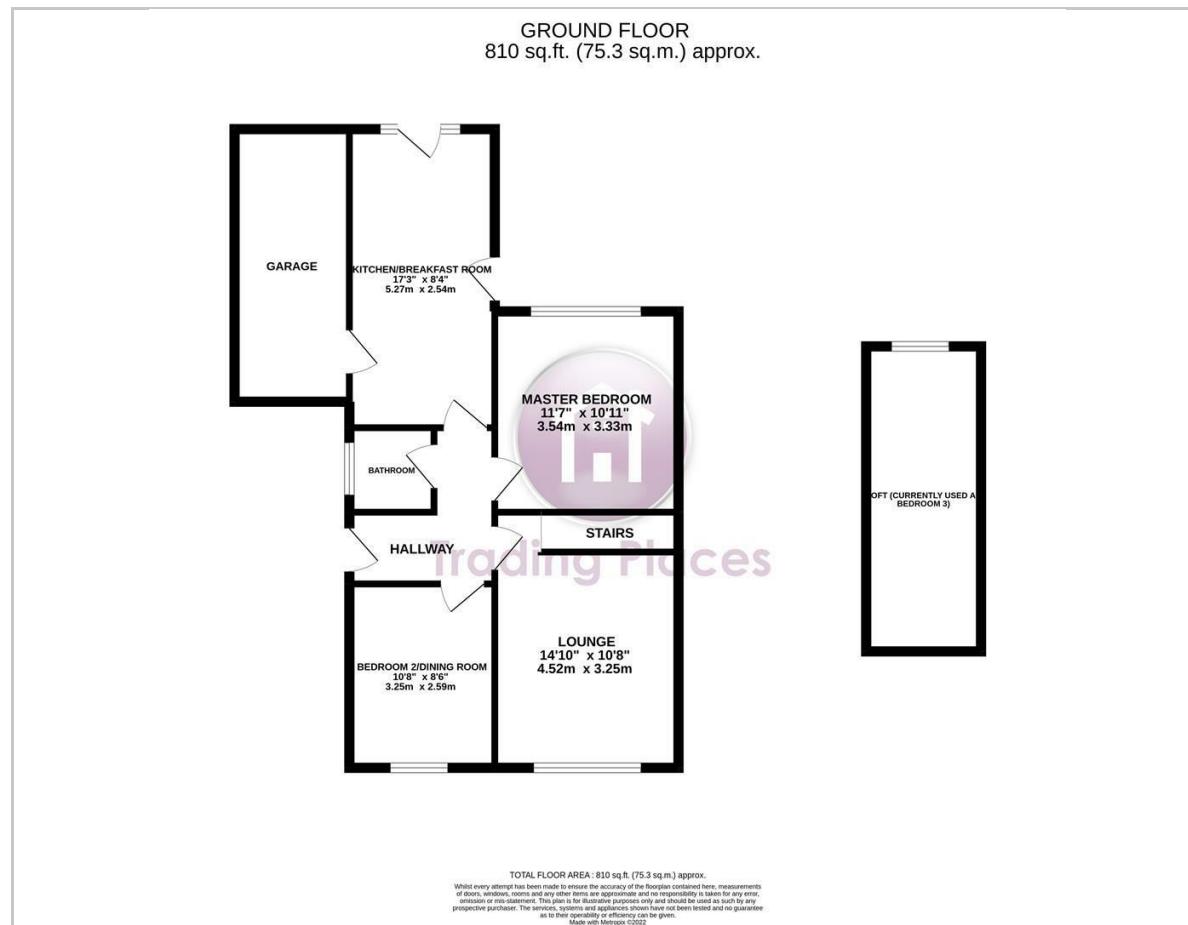
Accessed either from an up and over garage door from the driveway, directly from the kitchen, and also a door leading to/from the rear garden, this spacious garage and utility is ideal storage and working place. It has a central light, power, space for washer and dryer, base units with an attractive work surface, stainless steel sink with mixer tap, Baxi combi boiler,

#### Externally

There is a pretty front garden, mainly laid to lawn, and bordered by trees and shrubs. To the rear, the south-westerly garden has been landscaped by the current with a beautiful pergola and sitting area, raised border, lawn, patio area and tool shed.



## Floor Plan



## 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.

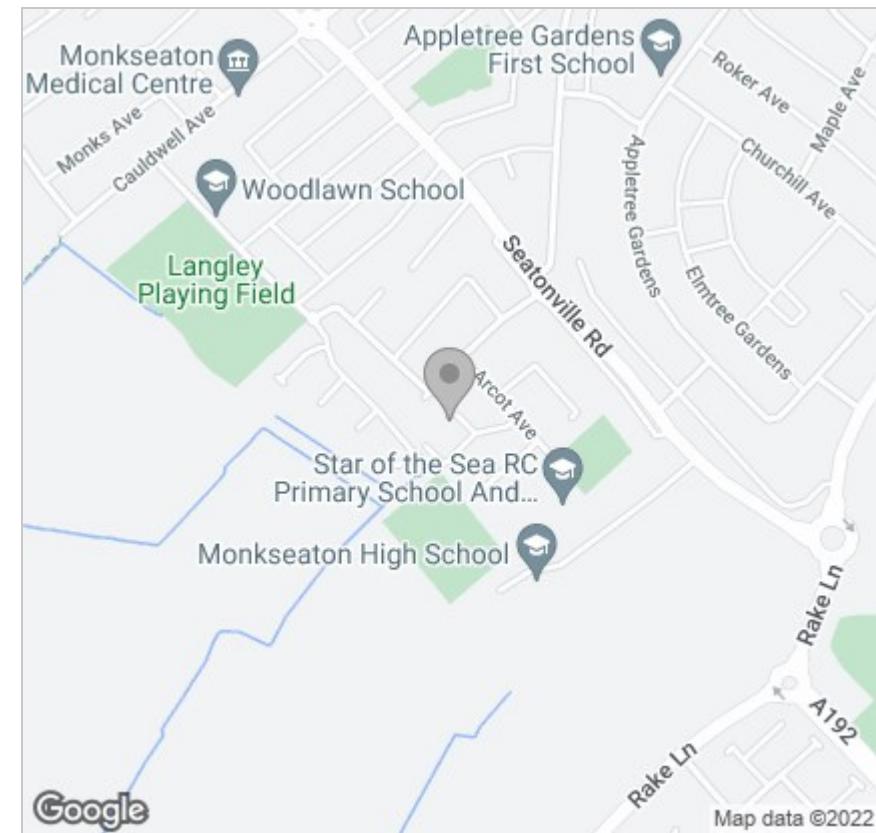
82 Park View, Whitley Bay, Tyne and Wear, NE26 2TH

Tel: 0191 251 1189

Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)

[www.tp-property.co.uk](http://www.tp-property.co.uk)

## Area Map



## Energy Efficiency Graph

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

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



Trading Places