



1 Lovaine Avenue
Whitley Bay, NE25 8RW
£349,950



Trading Places



1 Lovaine Avenue

, Whitley Bay, NE25 8RW

Trading Places are proud to welcome this stunningly refurbished, four bedroom, semi-detached family home on Lovaine Avenue, Whitley Bay. This property boasts spacious living, modern décor and styling throughout and a large, sunny garden to the rear, all while being within walking distance to local shops and amenities, outstanding schooling and the Coastline.

The accommodation on offer starts off with an entrance porch and hallway with stairs leading to the first floor and access to the principal rooms on the ground floor.

The open plan living consists of a bright and airy living room to the front with a large bay window, open to the fabulous breakfasting kitchen and dining room which truly is the heart of this home. This large room has French doors which lead out to the garden and is flooded with natural light.

The kitchen has a full range of fitted wall and floor units in a contemporary style with marble countertops. There is an abundance of storage and a variety of integrated appliances with a large central island, ideal for socialising. The breakfasting kitchen leads through to the rear lobby with utility area, and provides access to the downstairs bedroom/home office, also with French doors allowing ample light in, a downstairs W.C and to the garage.

The first floor finds three bedrooms, two of which are doubles, and the modern lavish family bathroom which truly completes this stunning family home.

Externally this property has a beautifully maintained, sunny garden to the rear which has both paved and lawned areas perfect for outdoor dining, entertaining and family barbeques. The home further benefits from a block-paved drive, offering off street parking to the front, and the integral garage.

Close to Whitley Bay's beautiful coastline, excellent schools, shops and brilliant transport links including the metro; an early viewing is strongly advised, contact Trading Places on 0191-2511189 to arrange yours.

North Tyneside Council Tax Band B. EPC Rating C.

Porch

Entrance Hallway

A welcoming entrance hallway with engineered oak flooring, stairs up to the first floor and doors to the living room and breakfasting kitchen/dining room.

Front Aspect Living Room

14'5" x 11'0" (to the longest point) (4.40 x 3.36 (to the longest point))

The living room is stylish and front facing with a UPVC double glazed walk in bay window, TV point, and a lovely tiled feature fireplace.

Open Plan Breakfasting Kitchen and Dining Room

20'0" x 15'9" (to the longest points) (6.10 x 4.82 (to the longest points))

A beautifully appointed and extended breakfasting kitchen and dining room with UPVC double glazed French doors to rear garden and Engineered Oak Flooring throughout. The kitchen benefits from a large central island, ideal for socialising and contemporary style wall, base and drawer units with marble worktops which incorporates integrated appliances such as a multi-function oven with steam clean and Wi-Fi, a built in microwave with grill, a gas hob with overhead canopy hood with push buttons and LED lights, a fridge freezer, and a dishwasher.

There are ceiling spotlights, under stairs storage cupboard, UPVC double glazed window, contemporary vertical radiator and a door leading back to the hallway as well as a door to the rear lobby.

Rear Lobby with Utility Area

Benefitting from space and plumbing for washing machine and space for tumble dryer. Doors to the downstairs bedroom/home office, WC and integral garage.

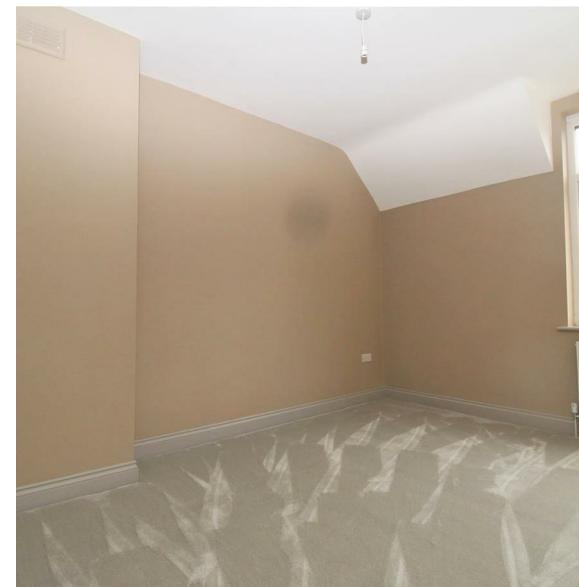




Downstairs Bedroom/Home Office

12'0" x 8'5" (to the longest point) (3.66 x 2.59 (to the longest point))

A generous and rear facing room that would make a great downstairs bedroom or bright and spacious home office. UPVC double glazed French doors leading to rear garden.



Downstairs WC

First Floor Landing

Loft access, UPVC double glazed window to the side elevation. Doors to all three bedrooms and the bathroom/WC.

Bedroom One

11'4" x 10'11" (3.46 x 3.33)

Bedroom one is a stylish and front facing double bedroom with a UPVC double glazed window to the front elevation.

Bedroom Two

12'11" x 9'8" (3.94 x 2.95)

Bedroom two is another good-sized double which overlooks the fabulous rear garden via a UPVC double glazed window.

Bedroom Three

9'2" x 7'4" (2.81 x 2.26)

Bedroom three is another well-appointed rear facing room. UPVC double glazed window to the rear elevation.

Bathroom/WC

Garage

10'9" x 9'5" (3.28 x 2.89)

The garage is another great addition to this family home with power, lighting and double glazed window to the side elevation.

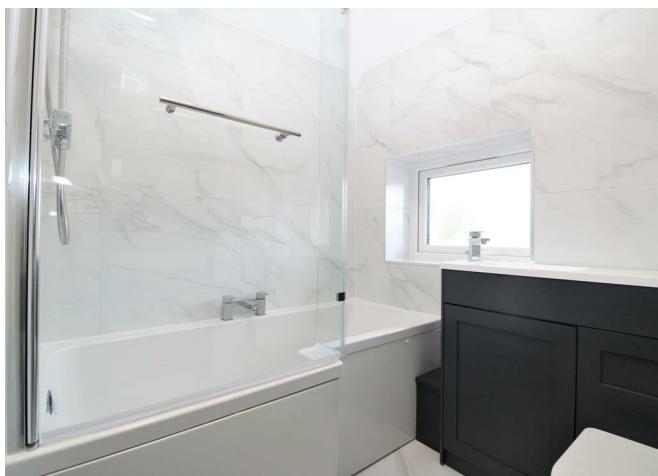
External

To the front is a block paved drive providing off street parking.

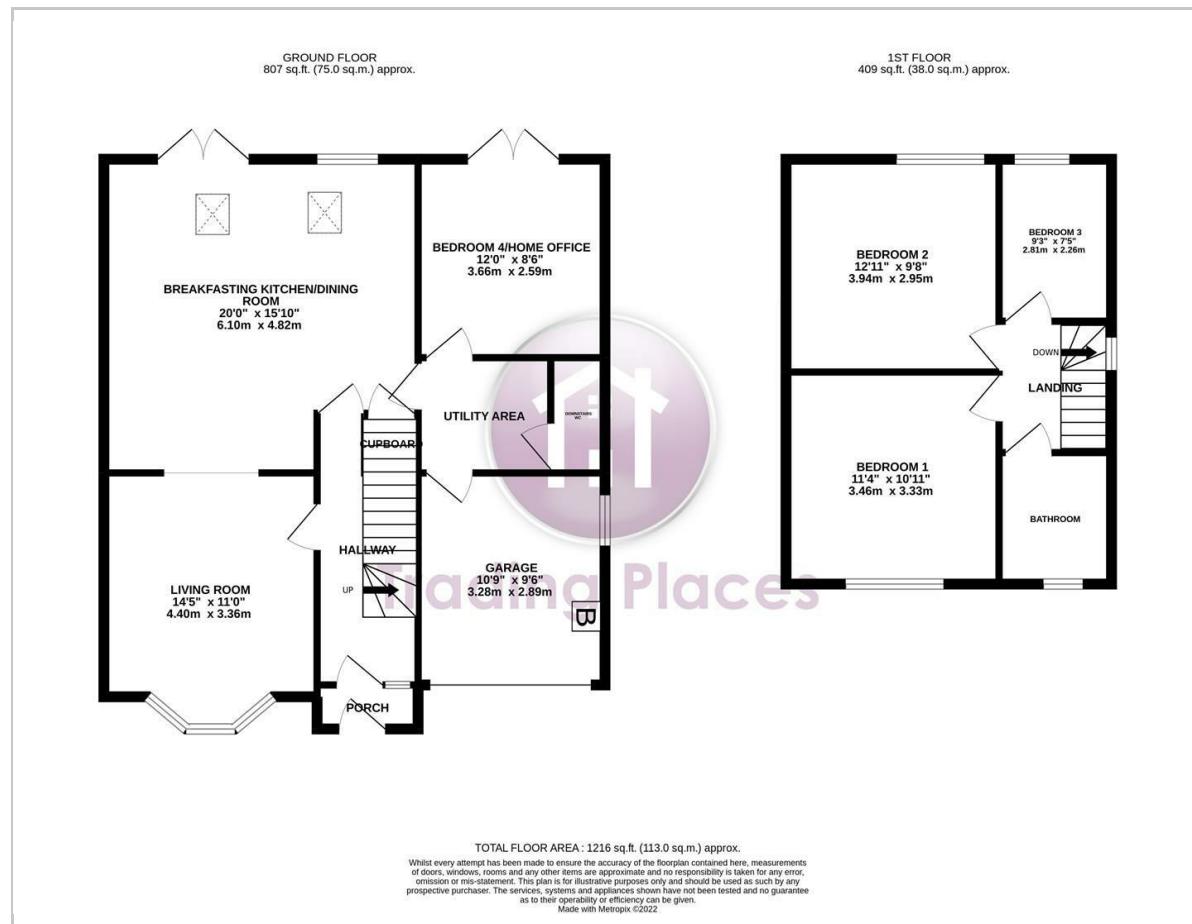
To the rear is a fabulous, private rear garden which can be accessed via French doors from the breakfasting kitchen or downstairs bedroom/home office, and a side path. The garden enjoys a sunny aspect and includes both well maintained, lawned and paved areas making it the ideal, safe location for family barbaques with the fenced surround.

Agent Note

Please note that by Law we are duty bound to point out that we are marketing this property on what is classed as a "connected person". Please do not hesitate to contact us for clarification of this.



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.

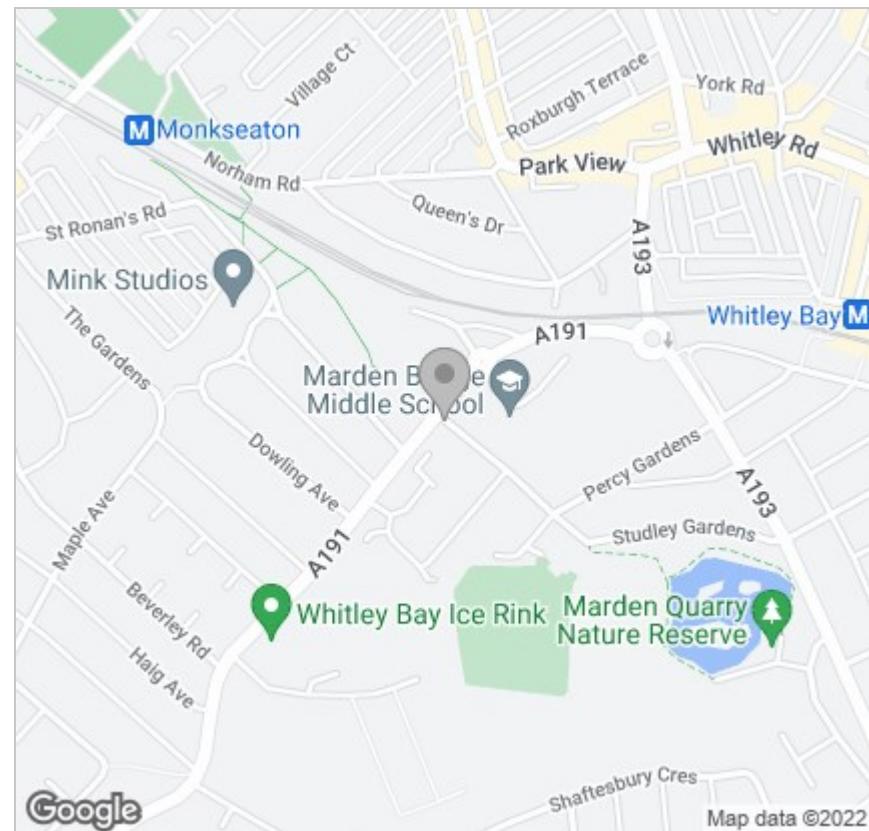
82 Park View, Whitley Bay, Tyne and Wear, NE26 2TH

Tel: 0191 251 1189

Email: info@tp-property.co.uk

www.tp-property.co.uk

Area Map



Energy Efficiency Graph

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

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



Trading Places