



46 Wilton Drive
, Whitley Bay, NE25 9QJ
£425,000



Trading Places

Coastal and Country Property Specialists



4



2



1



C

46 Wilton Drive

, Whitley Bay, NE25 9QJ

Trading Places are delighted to present to the market this beautifully appointed four bedroom mid-link home, ideally situated on the sought after Wilton Drive. Upgraded to a high standard by the current owners, the property offers stylish, modern living and a versatile layout perfect for family life.

Set over two floors, the accommodation is well designed and generously proportioned throughout. The ground floor opens with an entrance porch leading into a welcoming hallway, which provides access to the impressive open-plan lounge, dining area and kitchen - a fantastic sociable space ideal for both everyday living and entertaining. Flooded with natural light, this area flows seamlessly into a bright garden room overlooking the rear garden. A separate utility room and a convenient downstairs WC complete the ground floor.

Upstairs, there are four well proportioned bedrooms, along with a family bathroom and an additional shower room, offering excellent flexibility for growing families or those working from home. Externally, the property benefits from a double driveway providing off street parking, an attached garage and a well maintained rear garden, perfect for relaxing or entertaining outdoors.

Wilton Drive is perfectly positioned for easy access to both Whitley Bay and Monkseaton. Whitley Bay is a highly desirable coastal town known for its beautiful beaches, vibrant promenade and excellent range of shops, cafés and restaurants. The area also benefits from well regarded schooling at all levels, convenient transport links including Metro services, and straightforward access to major road networks.

Combining a fantastic location, generous accommodation and a superb family friendly layout, this is an opportunity not to be missed. Early viewing is strongly advised. Contact Trading Places on 0191 2511189 to arrange yours. Council Tax Band C. EPC Rating C

Entrance Porch

Enter through composite front door with glass insert, front and side glass windows providing an abundance of natural light into front porch. Vinyl Herringbone style flooring, ceiling spotlights and internal timber door with frosted glass inserts leading to entrance hallway.

Hallway

This spacious welcoming hallway starts with a timber inner door with decorative frosted glass inserts allowing for natural light. Door leading to the open-plan lounge, dining area and kitchen. Stairs leading to first floor. Storage cupboard under stairs, laminate flooring and double radiator.

Living Room

14'5" (into bay) x 11'10" (4.40m (into bay) x 3.62m)

The living room is spacious and front facing with walk in double glazed UPVC window to low level sill height. Attractive modern flooring, wall TV socket, ceiling coving, and double radiator. Open plan to the superb kitchen diner.





Kitchen Diner

20'2" (to the longest point) x 12'3" (6.15m (to the longest point) x 3.75m)

To the rear of the property this fantastic newly fitted kitchen diner provides a great entertainment space for all the family. Accommodating a 6 seater dining table, double radiator and stylish flooring throughout makes this an inviting homely space. Benefitting from wall, base and drawer units with quartz worktops, upstands, one bowl inset sink and drainer with brushed steel taps. Integrated electric Bosch oven, gas hob and integrated extractor hood. Large style pantry cupboard and double glazed window providing outlook to rear garden. Doors to garden room and utility.

Garden Room

10'8" x 9'8" (3.26m x 2.95m)

This additional room was added by the current owners and creates a warm bright and airy space to relax and enjoy the stunning garden views. Modern vertical radiator, and double doors leading to rear garden.

Utility Room

14'9" x 6'3" (4.51m x 1.91m)

This spacious utility room benefits from wall and base units with matching worktops and fitted wine rack. Space for washing machine, tumble dryer, dishwasher and fridge freezer. Wall mounted boiler and radiator. Double glazed doors leading to rear garden. Internal door leading to downstairs WC and integral half garage.

Downstairs WC

This fantastic addition to the ground floor incorporates a low level WC and wash basin with storage below, tiled splashback, radiator and ceiling spotlights.





Landing

The spacious landing provides access to three bedrooms and family bathroom. Loft access with ladder, light and boarding.

Bedroom One

16'3" (into bay) x 10'10" (4.97m (into bay) x 3.31m)

Bedroom one is front facing with UPVC double glazed window, fitted wardrobes and single radiator.

Bedroom Two

11'10" x 11'2" (3.62m x 3.41m)

To the rear of the property is bedroom two, incorporating a double glazed window and single radiator.

Bedroom Four

9'6" x 7'0" (2.91m x 2.15m)

Bedroom four is front facing with double glazed window, radiator and built in storage cupboard.

Family Bathroom

8'1" x 6'4" (2.47m x 1.95m)

The family bathroom is light and spacious. Panelled bath with electric shower over, wash basin with storage below and low level WC. Double glazed window with obscure glass, heating towel rail, tiled flooring and ceiling spotlights.

Additional Landing

Added by the current owners the extension incorporates an additional landing providing access to bedroom three and shower room. Airing cupboard, ceiling spotlights and loft access with ladder, light, boarding and two Velux windows.

Bedroom Three

11'11" x 7'4" (3.64m x 2.25m)

Bedroom three is front facing with double glazed window and double radiator. Large storage cupboard.

Shower Room

6'7" x 6'2" (2.01m x 1.90m)

This fantastic addition to the extension is modern and functional. Large shower enclosure with rainfall shower head and separate telephone style attachment, vanity wash basin with storage below and low level WC. Double radiator, ceiling spotlights and airing cupboard.

Integral Garage

The current owners have taken part of the garage to incorporate the utility and downstairs WC. The integral garage can be accessed internally and from the up and over garage door. The garage has lighting and power.

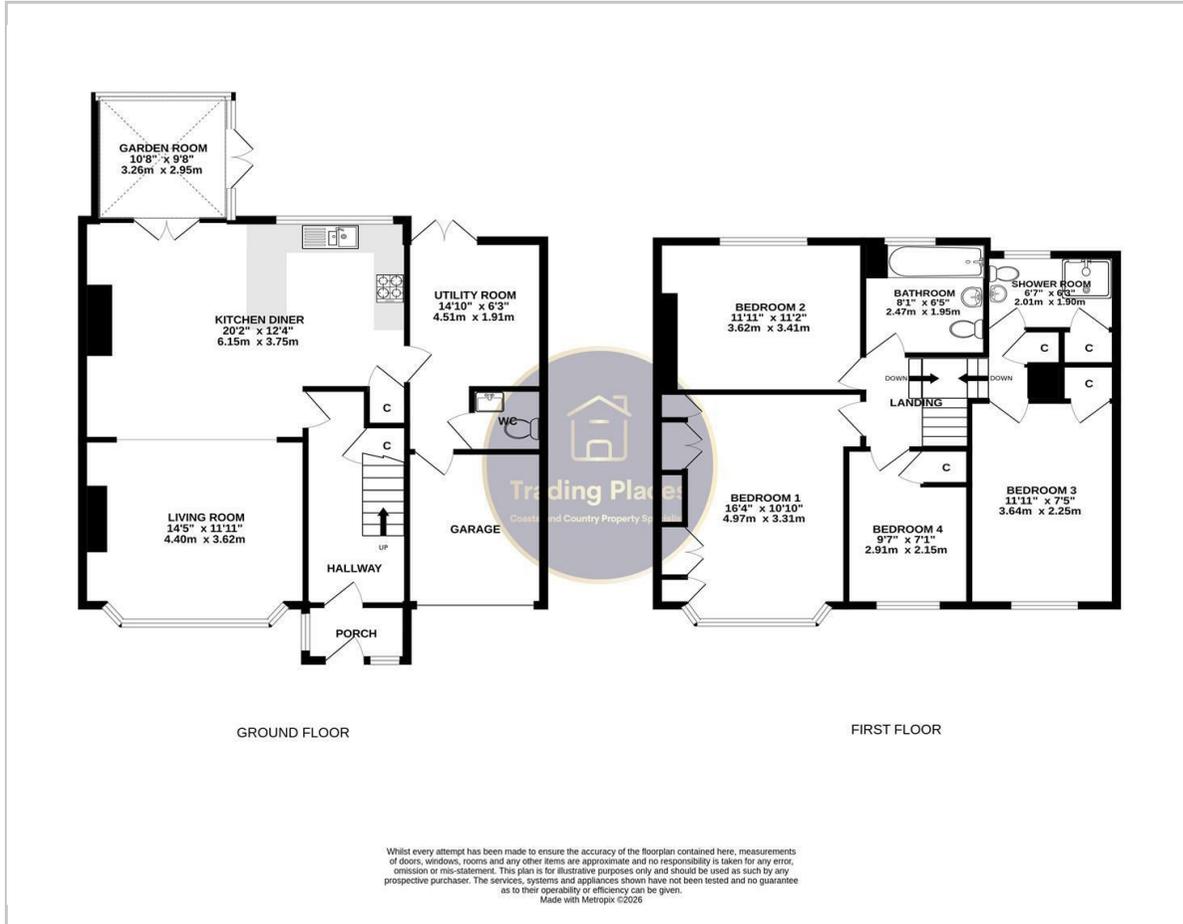
External

To the front is a block paved double driveway providing off street parking. The boundary is marked by a wall and fence. Access to integral half sized garage.

To the rear is a generously sized rear garden which incorporates a paved patio area for outdoor entertaining, laid lawn, planted borders and fenced boundaries.



Floor Plan

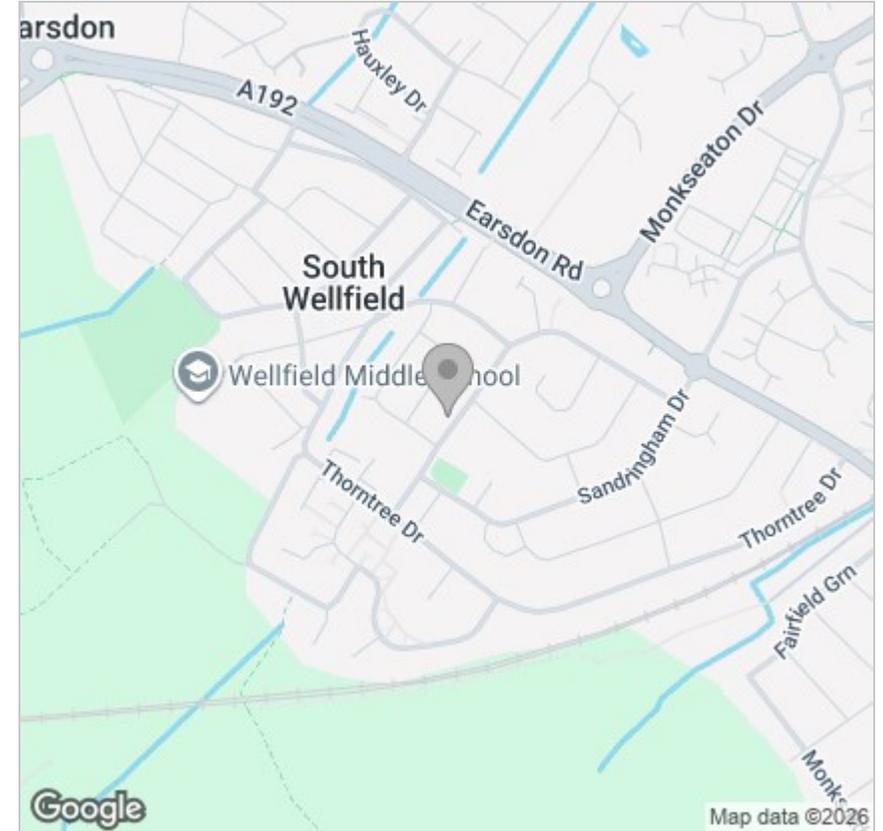


Viewing

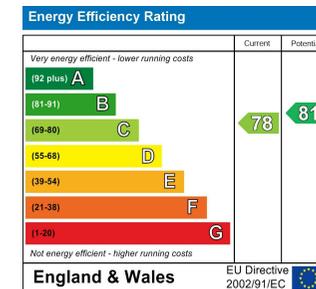
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY
 Tel: 0191 251 1189
 Email: info@tp-property.co.uk
 www.tp-property.co.uk