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Trading Places



## Astley Drive, Whitley Bay - £365,000

- Deceptively Spacious
- Two Reception Rooms
- Four bedrooms

- Semi-Detached House
- Sun Room, Breakfast Room, Kitchen
- En-Suite to Master



Whitley Bay Tel: 0191 251 1189



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## Astley Drive, Whitley Bay

Trading Places are delighted to bring to the market this deceptively spacious four bedroom semi detached family house, located in a highly sought after area at the north end of North Whitley Bay, within walking distance of Whitley Bay Golf Course, fabulous coastline walks to St Mary's Island and stretching south to Tynemouth. Local shopping facilities and amenities are close by, with easy access to transport links, Whitley Bay being the closest Metro link for commuting into Newcastle. The property is also in catchment for a selection of good local schools from primary to high school. The main selling features of this family home has to be the spacious living accommodation it has to offer, together with a well proportioned mature well stocked rear garden. Benefitting from double glazing, gas central heating and briefly comprising of:- entrance hallway, dining room room to the front with French style doors leading out onto a decked patio area, spacious lounge with open fireplace and gas fire leading into a light and airy sun room which overlooks the beautiful rear garden, breakfast room with feature brick open chimney recess and patio doors leading out to the rear garden, kitchen fitted with a range of wood, Shaker style cabinets and built in appliances. To the first floor, via return staircase, there is a spacious landing with a feature picture window to the front, master bedroom fitted with modern wardrobes, en-suite shower/wc, a further two double bedrooms and a single fourth bedroom, spacious family bathroom and a separate wc. Externally there is an attractive generous sized rear garden which has been lovingly tended with inviting patio areas, pergola and decking, whilst to the front there is a decked patio area with trellis screening, gravelled double drive which leads to an attached single garage. We strongly recommend an early viewing to appreciate this delightful charming family home. Please call our branch on 0191 251 1189. EPC Rating D.

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### Entrance Hallway 10' 5 x 9' 0 (3.05m 0.13m x 2.74m 0.00m)

Double glazed panel door, double glazed side panel window, stairs to first floor, radiator, telephone point, tiled flooring and doors off to:

### Dining Room 11'4 x 13' 0 (3.45m x 3.96m 0.00m)

Double glazed bay window with French style doors leading out to the front decked patio, coving to ceiling, tiled flooring and glass panelled double doors leading into:

### Lounge 13' 5 x 29' 7 measurements full length (3.96m 0.13)

Open through to sun room, feature brick fire place with open recess and gas fire, wall lights, coving to ceiling, dado rail, spot lights, two radiators, alcove with fitted shelves, television point and step down into:

### Sun room

Double glazed windows to rear and sides, patio doors to side, panelled ceiling with concealed lighting, radiator and tiled flooring.

### Breakfast Room 15' 2 x 9' 3 (4.57m 0.05m x 2.74m 0.08m)

Feature brick open chimney recess with built in base units and roll top work surface, built in pantry cupboard, half wood panelled walls, wall lights, double glazed patio doors to the rear leading out to the patio area, radiator, tiled flooring and open to:

### Kitchen 6' 10 x 11'0 (1.83m 0.25m x 3.35m)

Fitted with a range of wood Shaker style wall and base units with roll top work surfaces, under lighting to wall units, tiled splash backs, built in double oven, gas hob, integrated dish washer, integrated fridge freezer, one and a half bowl sink and drainer, double glazed window to the rear.





### **First Floor Landing 9' 11 x 7' 0 (2.74m 0.28m x 2.13m 0.00m)**

Feature double glazed window to the front. Radiator and doors off to:

### **Master Bedroom (1) 13' 4 x 13' 1 (3.96m 0.10m x 3.96m 0.03m)**

Fitted wardrobes, radiator, spot lights to ceiling, television point and door to:

### **En-suite**

Three piece white suite comprising of:- step in shower cubicle with plumbed shower, free floating wash basin, low level wc, tiled walls and tiled flooring, double glazed frosted window to the front, heated towel rail and spot lights.

### **Bedroom (2) 13' 5 x 13' 1 (3.96m 0.13m x 3.96m 0.03m)**

Double glazed window to the rear, built in storage cupboard, radiator, spot lighting to ceiling and television point.

### **Bedroom (3) 16' 2 x 8' 3 (4.88m 0.05m x 2.44m 0.08m)**

Double glazed window to the front, radiator, spot lighting to ceiling.

### **Bedroom (4) 10' x 8' 4 (3.05m x 2.44m 0.10m)**

Double glazed window to the rear, coving to ceiling, radiator, built in wardrobe, radiator and television point.

### **Bathroom 10' x 5' 5 (3.05m x 1.52m 0.13m)**

Two piece suite comprising; tiled panel bath with mixer shower taps and bi-fold shower screen, vanity wash hand basin, double glazed window to the rear, heated towel rail, tiled flooring and tiled walls.

### **Separate wc**

Low level wc, wash hand basin, tiled flooring, part wood panelled walls and extractor fan.

### **Externally**

At the front of the property there is a gravelled garden area with high hedged boundaries providing a good level of screening, decked patio are with trellis and shrubs. Gated side pathway leading to the beautifully presented, loving tended, laid mainly to lawn with part walled and fenced boundaries, well stocked borders, shrubs, planting and mature trees, and a winding path leads you down to a decked patio with trellis, pergola and planting.

### **Garage and Driveway 7' 11 x 20' 2 (2.13m 0.28m x 6.10m 0.05m)**

Gravelled double drive providing off street parking. Integral garage with up and over garage door, two windows to the side, power and lighting, wall mounted boiler for the gas central heating system, plumbed for washing machine.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



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