





- Impressive Detached Home
- Substantial Plot
- Exclusive Location
- Two Bathrooms
- Council Tax Band \*F\*
- Four Bedrooms
- Double Garage & Driveway
- Two Reception Rooms
- Ample Storage
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/f9whggJXj0w>  
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This impressive detached four-bedroom family home, must be viewed to appreciate the size of the property and full extent of the plot. The property offers fantastic living space in an exclusive and highly sought-after location in Beaumont Park. The property sits on a generous plot and is offered for sale with the benefit of no upper chain.

Located just a short distance from Whitley Bay's vibrant town centre and its beautiful coastline, the estate offers the perfect balance of peaceful living with convenient access to local shops, schools, and a wealth of additional amenities. Families will also benefit from the area's proximity to well-regarded schools and excellent transport links.

Internally the property boasts a spacious and airy layout and briefly comprises: - entrance porch, hallway ground floor WC, spacious lounge, formal dining room, and a breakfasting kitchen with access to the garage and utility room. To the first floor off the generous landing there are four good sized bedrooms, the main with an ensuite and there is also a family bathroom WC. Further benefits include gas central heating and double glazing and ample storage throughout.

Externally there is a well-stocked garden and a driveway to the front with space for multiple vehicles, leading to the attached double garage. There is also a garden to the rear with a generous patio, lawn and planted borders. A perfect space to relax or entertain.

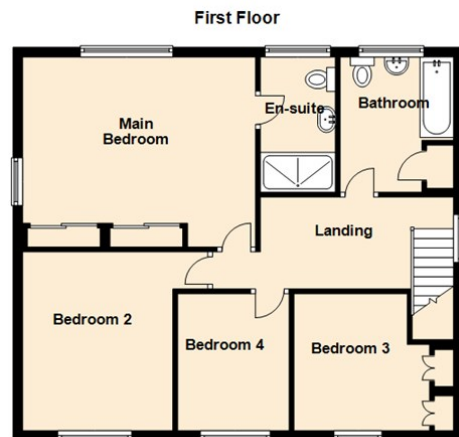
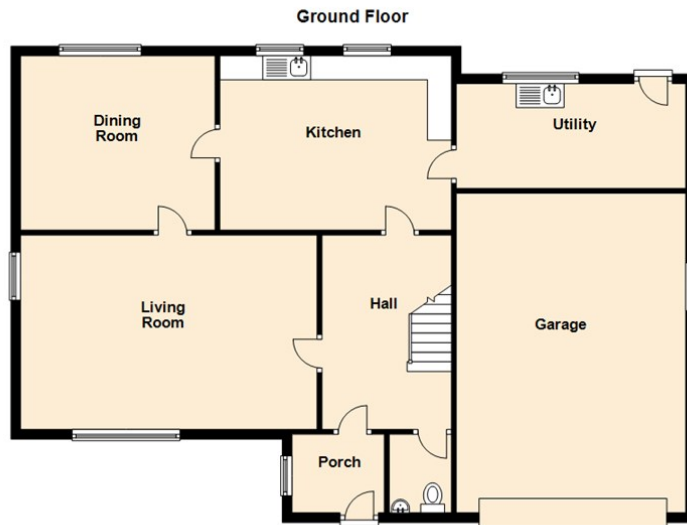
Please contact our Coastal team 0191 257 2000 for more information on this fantastic family home and to arrange a viewing.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*F\*.





Living Room 13'3" x 20'3" (4.06 x 6.19)

Dining Room 11'11" x 13'3" (3.64 x 4.06)

Kitchen 11'11" x 15'10" (3.64 x 4.84)


Utility 7'2" x 15'8" (2.19 x 4.79)

Main Bedroom 13'0" x 15'11" (3.97 x 4.86)

Bedroom Two 12'2" x 8'0" (3.73 x 2.44)

Bedroom Three 9'4" x 10'11" (2.86 x 3.33)

Bedroom Four 9'4" x 7'10" (2.86 x 2.41)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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