



**SIGNATURE**  
NORTH EAST

THE LARGEST NORTH EAST HYBRID ESTATE AGENCY  
WITH HIGH-END BRANCHES

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SELLING & LETTING ACROSS THE REGION

## Woodburn Drive, Whitley Bay

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Located within a popular residential area of Whitley Bay is this fantastic, four bedroom detached house. Built circa 1960s, this elegant freehold property operates within council tax band D benefiting from cavity wall insulation, an insulated loft space and double glazing. Boasting spacious living areas throughout, this accommodation represents an ideal opportunity for those seeking to acquire a wonderful family home within this lovely area.

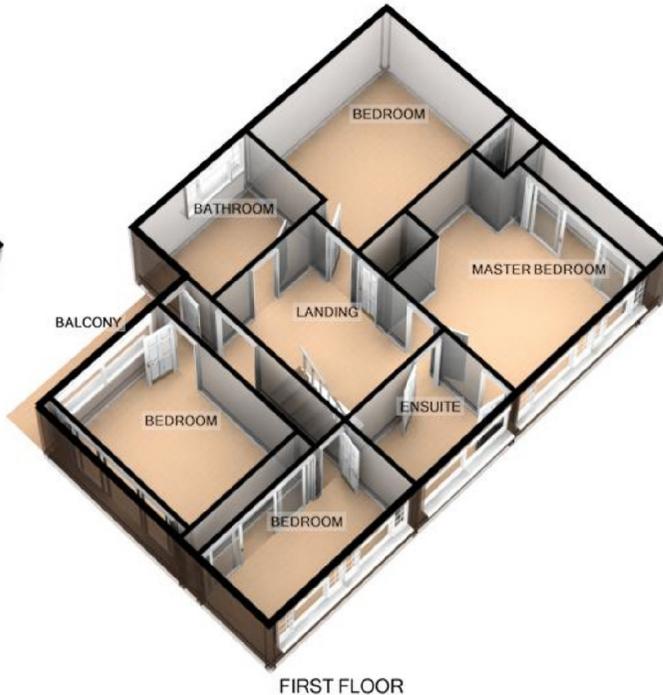
The accommodation begins with an attractive entrance porch leading to a beautiful hallway creating a remarkable greeting point which provides access through to each of the principal rooms of the ground floor and first floor landing via a carpeted staircase. Leading from the hall, the ground floor briefly comprises a welcoming living room abundant in space benefiting from a bay window with attractive French doors offering access to an elegant dining room, and a delightful kitchen showcasing beautiful worktops and a range of fitted wall, base and drawer units. The ground floor also features a study room with patio doors granting warm flows of natural light as well as access to the rear garden, a utility room and WC. Leading from the first floor landing, the property further comprises a master bedroom benefiting from fitted wardrobes and an en-suite, an additional three well presented bedrooms, two with fitted wardrobes and one featuring a balcony, and a three piece family bathroom. Externally, the front of the property showcases a private garden with gravelled and planted sections, as well as a paved drive offering ample parking space for multiple vehicles, and a integral garage providing secure off street parking. To the rear there is a generous garden with planted sections and a patio area providing a sense of tranquility and ample outdoors space.

Whitley Bay is a sought after and popular residential area idyllically positioned close to the beautiful North East coastline. It has access to major road links as well as highly regarded schooling at all levels. The centre of Whitley Bay offers a wide range of shops, cafés, restaurants and entertainments.

**Offers over £399,950**

**EPC Rating D**





<b>PORCH</b>	<b>7'10 x 3'11</b>
<b>HALL</b>	<b>13'1 x 7'10</b>
<b>LIVING ROOM</b>	<b>15'9 x 14'4</b>
<b>DINING</b>	<b>12'6 x 11'8</b>
<b>KITCHEN</b>	<b>11'9 x 11'1</b>
<b>STUDY</b>	<b>9'6 x 8'4</b>
<b>WC</b>	<b>4'7 x 3'7</b>
<b>UTILITY ROOM</b>	<b>5'8 x 4'7</b>
<b>GARAGE</b>	<b>17'11 x 13'6</b>
<b>FIRST FLOOR</b>	
<b>LANDING</b>	
<b>MASTER BEDROOM</b>	<b>14'6 x 14'1</b>
<b>EN-SUITE</b>	<b>9'11 x 9'3</b>
<b>BEDROOM TWO</b>	<b>14'6 x 11'5</b>
<b>BEDROOM THREE</b>	<b>13'5 x 10'5</b>
<b>BEDROOM FOUR</b>	<b>13'4 x 11'2</b>
<b>BATHROOM</b>	<b>10'5 x 6'10</b>

WOODBURN DRIVE, WHITLEY BAY

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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ESTATE AGENTS



FINANCE



PROPERTY MANAGEMENT



LAW

# SIGNATURE

NORTH EAST



NO.1 AGENT IN THE NORTH EAST ON SOCIAL MEDIA & 2ND IN THE UK

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