

# SIGNATURE

by Mark Small

NORTH EAST



BRIARDENE CRESCENT,  
WHITLEY BAY, NE26 4AB

# Briardene Crescent, Whitley Bay, NE26 4AB

Ideally located close to Whitley Bay Seafront is this stunning four-bedroom, freehold semi-detached family home. Built circa the 1930's this attractive Mock-Tudor style property offers contemporary, tasteful decor throughout with generously sized reception rooms and an extensive, well maintained garden.

The property begins briefly with an entrance vestibule, leading into a large welcoming hallway with feature parquet flooring. To the front of the property there is a spacious and bright living room which with large bay window, feature fireplace and shelved alcoves. To the rear is an impressive open-plan dining kitchen, with wooden floors and stylish, neutral, kitchen units, worktops and island. The kitchen benefits from a range of integrated appliances including; a full-size microwave, double oven, induction hob and dishwasher all to be left at the property. There is also a dual fuel log-burner, convenient utility room and downstairs WC.

To the first floor of the property there are three generous sized bedrooms, all tastefully decorated, and a modern, tiled, three-piece family bathroom. The second floor of the property offers the fourth spacious bedroom, benefitting from ample built-in storage and a private en-suite.

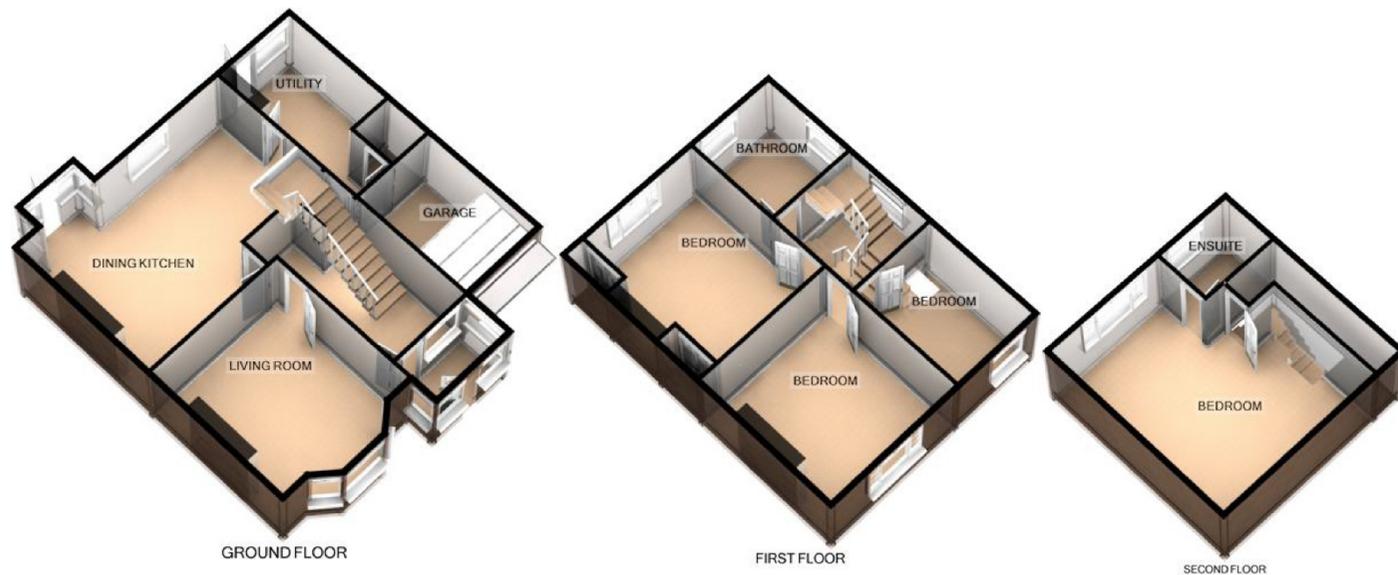
Externally, the property has a driveway and attached garage, allowing for secure off-street parking and to the back is a beautiful, extensive, garden mostly laid to lawn with decking area.

The property is ideally positioned within walking distance to Whitley Bay beach and Whitley bay town centre which offers a wide range of shops, cafes and restaurants. Whitley Bay also boasts outstanding schooling at all levels.

**Offers over £449,950**



# Property Floorplan



BRIARDENE CRESCENT, 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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## Measurements:

LIVING ROOM 13'5 X 13'0

DINING KITCHEN 20'7 X 14'2

UTILITY ROOM 11'8 X 7'8

WC 3'10 X 3'4

BEDROOM ONE 14'2 X 12'10

BEDROOM TWO 13'9 X 12'10

BEDROOM THREE 11'7 X 7'6

BATHROOM 8'8 X 8'1

BEDROOM FOUR 18'4 X 14'11

EN-SUITE 7'1 X 5'1

GARAGE

**EPC Rating D**



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