

**5 WOODBURN WAY**  
**WHITLEY BAY NE26 3DX**  
**£425,000**

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- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **TWO RECEPTIONS ROOMS**
- **ORANGERY & PLAYROOM**
- **KITCHEN DINER**
- **FAMILY BATHROOM WC & DOWNSTAIRS WC**
- **SOUGHT AFTER RESIDENTIAL LOCATION**
- **ATTACHED GARAGE & GYM**
- **FRONT GARDEN WITH DRIVEWAY PARKING FOR UP TO TWO CARS**
- **BEAUTIFUL SOUTH FACING REAR GARDEN**
- **EPC RATING C**

This well presented and extended, semi detached house is perfectly located in a much sought after location. It boasts a wealth of modern features and is ideal for a family.

This is a four bedroom property set over two floors. Ground floor: two reception rooms, orangery, kitchen diner, playroom, downstairs WC, gym. First floor: four bedrooms, family bathroom WC.

Externally: garage, front garden, South facing rear garden.

The generous size, fabulous location and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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**VESTIBULE**

Enter through composite front door with glazed insert and floor to ceiling obscured windows to both sides into the vestibule. With tiled flooring and inner door to entrance hallway.

**ENTRANCE HALLWAY**

With under stair cupboard, single radiator and stairs incorporating spindles up to the first floor. Doors to reception room one, kitchen diner and playroom.

**RECEPTION ROOM ONE**

**14'8" x 13'3"**

(measurement into recess)

Reception room one is bright and front facing with ceiling coving, UPVC double glazed walk in bay window, TV point and double radiator. There is a recess to chimney breast with gas log style burner and tiled hearth. Open to reception room two.

**RECEPTION ROOM TWO**

**9'11" x 9'10"**

Reception room two is modern and rear facing with ceiling coving, single radiator and double doors to the orangery. Door to kitchen.

**ORANGERY**

**18'6" x 8'6"**

Bright and spacious orangery with a lantern roof and bi-folding doors to one wall leading to the rear garden and providing an abundance of natural light. There are two double radiators and wood flooring.



**KITCHEN DINER**

**18'9" x 10'9"**

(measurement into widest point)

Fabulous, L-shaped kitchen diner which easily accommodates a six seater dining table. Benefitting from a good range of wall, base and drawer units with contrasting worktops incorporating one and a half bowl sink, drainer, mixer taps and tiled splashbacks. Integrated single oven, induction hob and extractor hood. Space for fridge freezer and dishwasher. There are two UPVC double glazed windows, contemporary vertical radiator and tiled flooring. Doors to playroom, orangery and inner hall.

**PLAYROOM**

**17'1" x 7'5"**

Versatile playroom with UPVC double glazed window and single radiator.

**INNER HALL**

With built in cupboard, tiled flooring and doors to downstairs WC and garage.

**DOWNSTAIRS WC**

With low level WC, pedestal washbasin, partially tiled walls, wall mounted boiler, tiled flooring and UPVC double glazed obscured window.

**LANDING**

With UPVC double glazed obscured window, loft access and built in cupboard. Doors to bedrooms and bathroom.

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**BEDROOM ONE**

**12'3" x 10'11"**

(measurement excluding wardrobes)

Bedroom one is modern and front facing with UPVC double glazed window, fitted wardrobes and dressing area, TV point and single radiator.

**BEDROOM TWO**

**11'2" x 9'3"**

Bedroom two is rear facing with UPVC double glazed window and single radiator.

**BEDROOM THREE**

**8'11" x 8'2"**

Bedroom three is front facing with UPVC double glazed window, built in cupboard and single radiator.

**BEDROOM FOUR**

**13'11" x 7'6"**

Bedroom four is bright with two UPVC double glazed windows, one to the front and one to the side, larger style cupboard with double doors and single radiator.

**BATHROOM WC**

**8'8" x 5'5"**

Stylish and contemporary family bathroom benefitting from integrated bath with rainfall shower over, vanity wash basin and integrated WC. There are recessed ceiling spotlights, tiled walls, towel warmer, tiled flooring and two UPVC double glazed obscured windows.



**GARAGE**

**19'10" x 8'3"**

Attached garage with lighting, power, space and plumbing for a washing machine and tumble dryer. Up and over garage door and double doors to gym.

**GYM**

**20'8" x 11'6"**

(measurement to widest point)

Complete with recessed ceiling spotlights, three UPVC double glazed obscured windows, two single radiators and wood effect flooring. Doors to front and rear of property.

**FRONT GARDEN**

Impressive front garden with lawn, planted borders and driveway parking for up to two cars. The boundary is marked by a fence.

**REAR GARDEN**

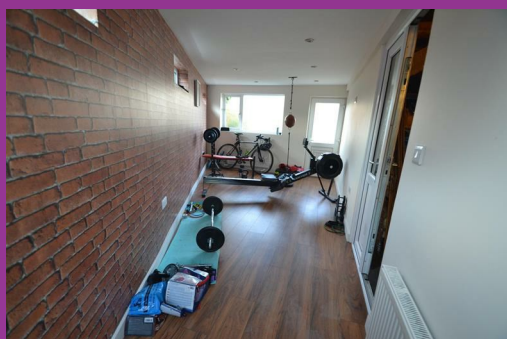
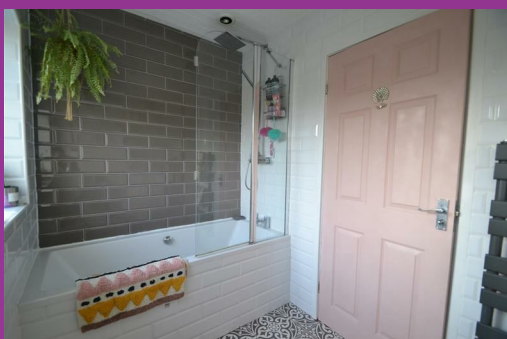
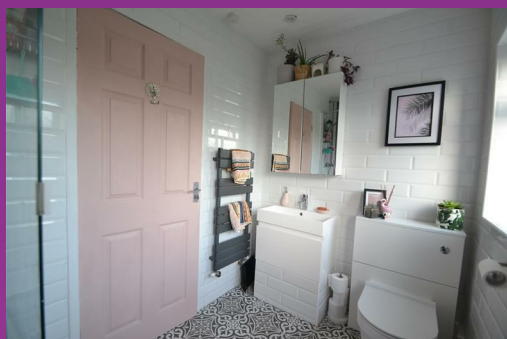
Beautiful, South facing and private rear garden with lawn, mature shrubs and planted borders. There is a patio, seating area and a fenced boundary.

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## Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

## Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



## The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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