


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Coanwood Drive, Whitley Bay NE25 9GB

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£495,000

Signature North East is proud to welcome this five-bedroom detached family home onto the sales market. This expansive Taylor Wimpy show home has been stunningly designed and boasts spacious living rooms, five double bedrooms and three bathrooms, along with a double garage and south facing mature gardens.

Beginning in a spacious entrance hallway with W.C and double doors leading into the formal dining room. This room has a wall of antique smoked glass to almost double space. The main living room to the rear benefits from french door access to the rear garden, there is also a gas fire and modern décor. The dining kitchen has a full range of fitted wall and floor units in a modern gloss finish with a variety of integrated appliances. There is also a door leading to the separate utility room with access to the side of the property.

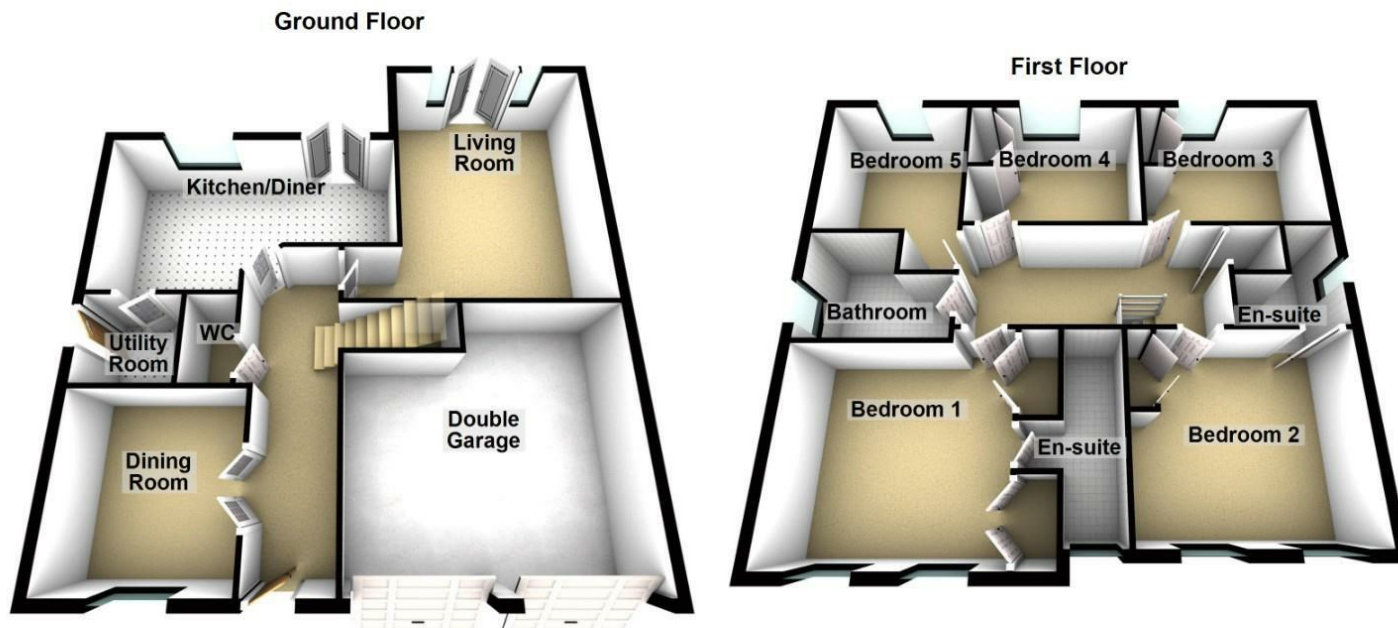
On the first floor finds the main bedroom with two sets of fitted wardrobes and an en-suite shower room. There are a further en-suite guest room, three additional double bedrooms and the main family bathroom on the first floor. Four bedrooms come with fitted storage.

Externally, this property boasts off-street parking for two vehicles plus the double garage for additional storage/parking. To the rear is a large south-facing private garden, mostly laid to lawn with patio areas and mature planting creating the perfect family home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
17'1" x 16'4"

Dining Room
10'5" x 10'1"

Kitchen / Diner
18'7" x 12'5"

Utility Room
5'8" x 5'5"

WC
5'4" x 2'11"

Bedroom One
13'1" x 12'6"

Bedroom Two
12'6" x 11'6"

Bedroom Three
11'2" x 8'10"

Bedroom Four
11'0" x 8'10"


Bedroom Five
12'2" x 9'2"

Bathroom
9'1" x 6'4"

En Suite One
11'5" x 6'3"

En Suite Two
6'5" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(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 	





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