

20 ROTHLEY WAY
WHITLEY BAY NE26 3EW
£455,000



- FOUR BEDROOM DETACHED DORMER BUNGALOW
- STYLISH LOUNGE
- OPEN PLAN DINING ROOM, KITCHEN & SUN ROOM
- FAMILY BATHROOM WC & FIRST FLOOR BATHROOM WC
- CONVERTED AND EXTENDED TO A HIGH STANDARD
- GARAGE & DRIVEWAY PARKING FOR UP TO THREE CARS
- STUNNING LANDSCAPED REAR GARDEN
- EPC RATING C

One of the finest of its type available to the market this superb, well extended and converted detached dormer bungalow was built in the 1960's and has been refurbished to an extremely high standard by the current owners. It is located in the much sought after Whitley Lodge area, boasts a wealth of modern features and is ideal for a family or retirees.

This is a four bedroom property set over two floors. Ground floor: lounge, open plan dining room, kitchen and sun room, two bedrooms and family bathroom WC. First floor: two bedrooms, bathroom WC. Externally: garage, front garden with driveway parking, stunning rear garden.

The amazing condition, superb layout and fabulous location 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 contemporary composite front door with obscured floor to ceiling windows to both sides into vestibule.

With feature glass brick wall, tiled flooring and open doorway to hallway. Solid oak door to dining room.

HALLWAY

Including recessed ceiling spotlights, contemporary vertical radiator and polished slate tiled flooring. There are stairs with spindles and feature glass brick sections up to the first floor and doors to lounge, bedroom one, bedroom two and family bathroom.

LOUNGE

20'9" x 13'3"

(measurements into recess)

The lounge is tastefully presented with ceiling coving, UPVC double glazed period stained glass window overlooking the side of the property, engineered oak wood flooring, wall mounted TV point and double radiator. There is a feature fireplace with tiled hearth and UPVC double glazed door with floor to ceiling windows to both sides leading to the sun room.

DINING ROOM

26'1" x 10'6" narrowing to 6'9"

The dining room is bright and open plan with recessed ceiling spotlights, UPVC double glazed high level windows to three walls, feature panelling to one wall and UPVC triple glazed Apex skylight providing an abundance of natural light.

There is a contemporary vertical radiator, solid oak wood flooring and door to garage. Open plan to kitchen.



KITCHEN

12'3" x 11'3"

Stunning, open plan kitchen benefiting from newly fitted wall units with base and drawer units incorporating solid wood worktops with tiled splash backs. There is an Island which includes base units and integrated dishwasher with granite worktops incorporating single bowl sink, mixer taps and grooves into granite drainer. Newly fitted integrated appliances include Neff single oven, AEG four ring induction hob, Neff chimney hood, Neff dishwasher and space for American style fridge freezer.

There is a cupboard housing the wall mounted newly fitted Worcester Bosch condensing boiler, contemporary vertical radiator, solid oak wood flooring and UPVC double glazed French doors leading to the rear garden. Open plan to Sun Room.

SUN ROOM

11'5" x 8'4"

The bright and airy sun room is open plan from the kitchen. There are recessed ceiling spotlights, solid oak wood flooring, UPVC triple glazed Apex skylight and three UPVC double glazed floor to ceiling windows providing a beautiful overlook over the rear garden.

BEDROOM ONE

19'6" x 11'2"

(measurements into bay)

Bedroom one is modern, front facing and currently used as a gym. There is ceiling coving, UPVC double glazed walk in bay window, double radiator and laminate flooring.

BEDROOM TWO

14'4" x 11'8"

(measurements into bay and including wardrobes)

Bedroom two is stylish and front facing with UPVC double glazed walk in bay window, fitted wardrobes to one wall, high level built in storage cupboards, laminate flooring and double radiator.

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FAMILY BATHROOM WC

13'8" x 9'4"

Beautiful, spacious bathroom benefiting from panelled bath, walk in shower unit with rainfall shower and additional shower attachment, vanity wash basin with storage beneath and low level WC. There are recessed ceiling spotlights, built in storage cupboard, tiled splash backs, tiled flooring, contemporary vertical radiator and UPVC double glazed obscured window.

LANDING

With feature glass brick inserts, velux window and doors to bedroom three, bedroom four and bathroom .

BEDROOM THREE

16'10" x 15'10"

(measurements into "T" fall roof line)
Bedroom three is bright and airy with three velux windows, exposed brick feature wall, built in cupboard with hanging space, laminate flooring and double radiator.

BEDROOM FOUR

17'0" x 12'5"

(measurements into "T" fall roof line)
Bedroom four is modern and rear facing with UPVC double glazed window, Velux window, built in cupboard with hanging space, eaves storage cupboard, wall mounted TV point and laminate flooring.

SECOND BATHROOM WC

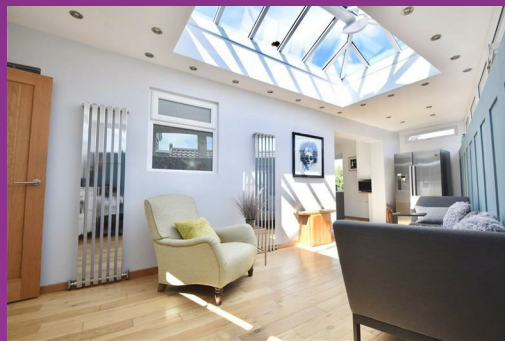
8'2" x 7'2"

(measurements into "T" fall roof line)
Good sized second bathroom benefiting from panelled bath, pedestal wash basin and low level WC. There are recessed ceiling spotlights, two built in low level storage cupboards, chrome towel warmer, tiled flooring and Velux window.

GARAGE

20'8" x 8'7"

Attached garage with lighting, power, plumbing for a washing machine and UPVC double glazed window. Hormann electric garage door.



FRONT GARDEN

Impressive and well maintained front garden with mature shrubs, gravelled borders and block paved driveway parking for up to three cars. The boundary is marked by a wall with gated access to the side of the property.

REAR GARDEN

Beautiful and private, landscaped rear garden with lawn, planted borders and mature shrubs. There are feature ornamental paved patios and gravelled sections. The boundary is marked by a fence with gated access to the side and front of the property.

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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.

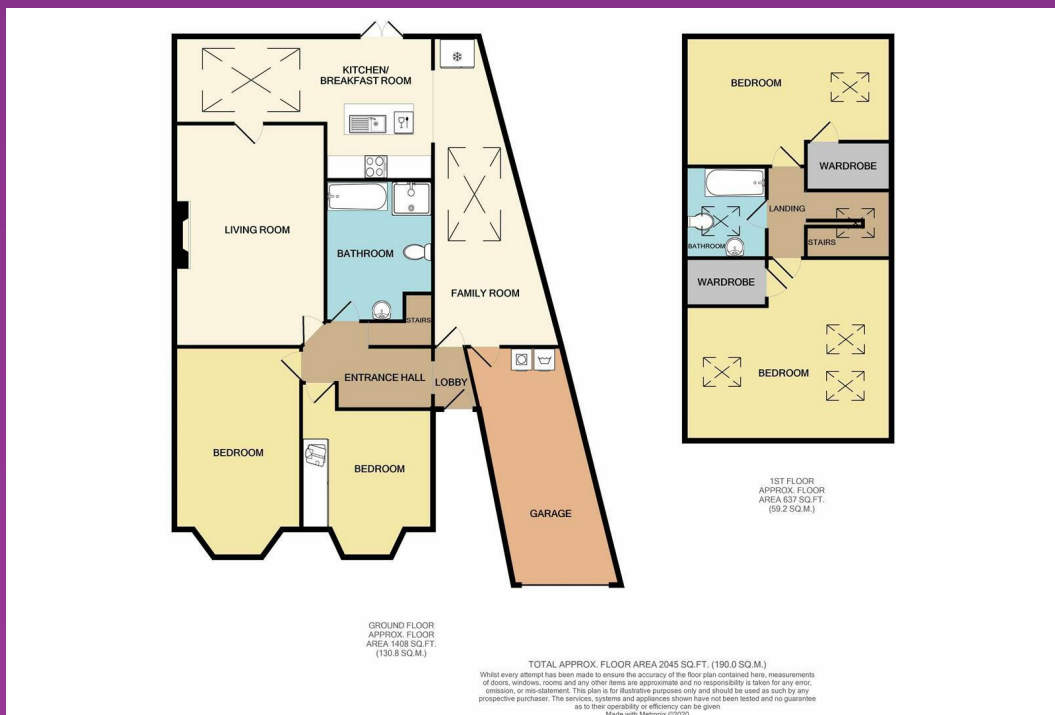
Appliances and Services

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

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