

48 DERWENT ROAD
CULLERCOATS NE30 3AH
£340,000



- FOUR BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS & CONSERVATORY
- CONTEMPORARY KITCHEN & DINING AREA
- STYLISH BATHROOM WC, ENSUITE WETROOM & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- EPC RATING C

This beautiful and well presented, semi detached house is perfectly located in the popular Marden Estate residential area. 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, conservatory, kitchen, dining area, downstairs WC. First floor: four bedrooms, ensuite wetroom, family bathroom WC. Externally: attached garage, front garden with driveway parking, rear garden. The generous size, condition and family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Cullercoats is set around a stunning half-moon bay of soft sandy beach, imposing cliffs, caves and rock pools. Perfectly located between Tynemouth and Whitley Bay, Cullercoats benefits from all of their associated amenities, whilst maintaining a smaller, more intimate and more exclusive feel. It enjoys exceptional public transport in to its neighbouring towns, convenient for the metro, excellent schools and a good selection of local shopping and cafe culture. There's a lovely artists community along this part of the coast, reflective of the more laid back pace of life which Cullercoats has to offer.

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VESTIBULE

Enter through UPVC double glazed front door with glazed insert into the vestibule. With UPVC double glazed window, tiled flooring and UPVC double glazed inner door leading to the entrance hallway.

ENTRANCE HALLWAY

With ceiling coving, dado rail, UPVC double glazed obscured window and double radiator. There are stairs with spindles up to the first floor and doors to reception room one and kitchen.

RECEPTION ROOM ONE

16'1" x 12'8"

(measurement into bay and recess)

Reception room one is modern and front facing with ceiling coving, ceiling rose, UPVC double glazed walk in bay window, TV point and single radiator. There is a contemporary wall mounted gas fire. Open to reception room two.

RECEPTION ROOM TWO

9'10" x 8'11"

Reception room two is versatile and rear facing with ceiling coving, double radiator and UPVC double glazed patio doors to the conservatory.

CONSERVATORY

12'3" x 9'11"

Bright and airy UPVC double glazed conservatory with laminate flooring and UPVC double glazed door to the rear garden.



KITCHEN

9'11" x 9'6"

Fabulous, contemporary kitchen benefitting from wall, base and drawer units with contrasting worktops incorporating single bowl sink, drainer and mixer taps. Space for range cooker with chimney hood over. Integrated dishwasher. There is a UPVC double glazed window, tiled flooring and pantry cupboard. Open to dining area.

DINING AREA

9'3" x 9'0"

With space for a four seater dining table, space for fridge freezer, tiled flooring and double radiator. UPVC double glazed French doors to rear garden and doors to downstairs WC and garage.

DOWNSTAIRS WC

With low level WC and extractor fan.

LANDING

Complete with ceiling coving, dado rail and access to the loft. Doors to the bedrooms and bathroom.

BEDROOM ONE

12'3" x 11'9"

(measurements excluding wardrobes)

Bedroom one is bright and front facing with ceiling coving, UPVC double glazed window, fitted wardrobes and double radiator. Door to ensuite.

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ENSUITE WET ROOM

Benefitting from walk in rainfall shower and half pedestal wash basin. There are recessed ceiling spotlights, tiled walls, tiled flooring and UPVC double glazed obscured window.

BEDROOM TWO

11'3" x 10'7"

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

BEDROOM THREE

11'7" x 8'11"

(measurement excluding wardrobes)

Bedroom three is front facing with UPVC double glazed window, fitted wardrobes and double radiator.

BEDROOM FOUR

9'0" x 7'10"

Bedroom four is rear facing with UPVC double glazed window, fitted wardrobes and single radiator.

BATHROOM WC

8'1" x 7'9"

Stylish family bathroom benefitting from panelled bath with shower over, vanity wash basin and low level WC. There are recessed ceiling spotlights, tiled walls including recessed shelving, towel warmer, tiled flooring, extractor fan and UPVC double glazed obscured window.



GARAGE

17'9" x 9'8"

Attached garage with lighting, power, space for washing machine and tumble dryer, water tap and roll top garage door.

FRONT GARDEN

Well maintained front garden with lawn, mature shrubs, planted borders and driveway parking. The boundary is marked by a low wall with railings.

REAR GARDEN

Beautiful rear garden with lawn, planted borders, mature shrubs and patio area. There is a shed, water tap and walled 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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