



## 3 bed detached house to buy in

Briar Vale, Whitley Bay, Tyne and Wear, NE25 9AZ

# £400,000

 x3
  x1
  x2

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Popular Location
- ✓ Detached
- ✓ Off street parking
- ✓ Garage
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Elegant Detached Family Residence in an Exclusive Cul-de-Sac Setting

Occupying a prime position within a peaceful cul-de-sac on the highly regarded Briar Vale development, this beautifully presented three-bedroom detached residence offers a superb blend of contemporary style, generous living accommodation and exceptional practicality. Immaculately maintained throughout, the property enjoys a private west-facing garden, integral garage and ample off-street parking, making it an outstanding home for modern family living.

Upon entering, a welcoming entrance vestibule leads into an impressive principal reception room, a beautifully appointed space enhanced by refined wall panelling, tasteful décor and an abundance of natural light. Generously proportioned and effortlessly elegant, the living room flows seamlessly into the dining room, creating a versatile layout perfectly suited to both everyday family life and sophisticated entertaining.

The dining room enjoys a delightful outlook over the rear garden, with French doors opening directly onto the patio terrace and allowing natural light to flood the interior. Adjacent is a stylish contemporary kitchen, thoughtfully designed with an attractive range of shaker-style cabinetry complemented by marble-effect work surfaces and high-quality integrated appliances, including an induction hob, electric oven, microwave, extractor hood, fridge/freezer, dishwasher and washing machine.

Completing the ground floor is a useful inner lobby incorporating a guest cloakroom/WC, integral storage and access to the first-floor accommodation.

The first floor reveals three well-proportioned bedrooms, including two generous doubles. The principal suite benefits from fitted wardrobes and a private en-suite shower room, creating a comfortable and relaxing retreat. A recently refurbished family bathroom has been finished to an excellent standard, featuring a contemporary suite comprising a bath with rainfall shower over, vanity wash basin with storage and WC.

Externally, the property continues to impress. The private west-facing rear garden provides an attractive outdoor sanctuary, thoughtfully arranged with lawn and patio areas to enjoy afternoon and evening sunshine. To the front, a double-width driveway offers ample parking and leads to the integral garage, while the cul-de-sac setting further enhances the home's sense of privacy and exclusivity.

Council Tax Band: E

Tenure: Freehold

Price: Offers in Excess Of £400,000

Property Type: Detached House

Parking: Allocated

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

## Lounge



## Lounge Photo Two



## Dining Room



## Kitchen



## Cloakroom W.C



## Main bedroom



## Bedroom Two



## Bedroom Three



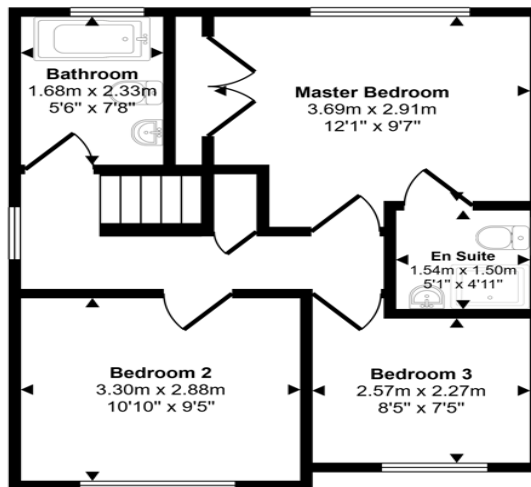
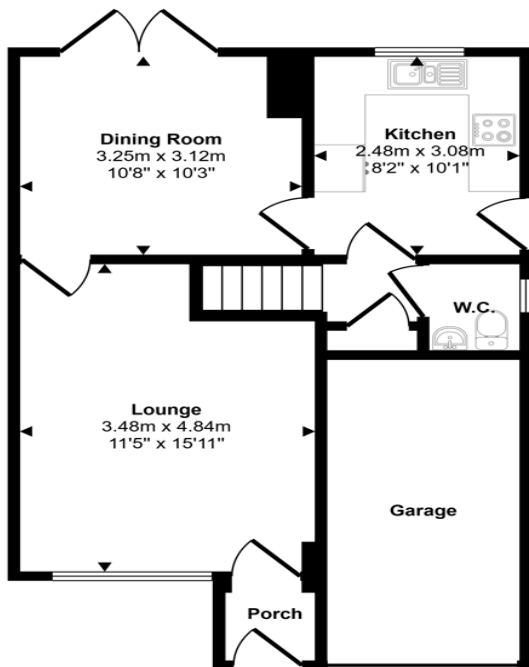
## Family Bathroom



## Garden



Approx Gross Internal Area  
96 sq m / 1034 sq ft



First Floor  
Approx 43 sq m / 462 sq ft

Ground Floor  
Approx 53 sq m / 572 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Briar Vale, Whitley Bay, Tyne and Wear, NE25 9AZ

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

