



3 Willoughby Drive
, Whitley Bay, NE26 3DY
£415,000



Trading Places

Coastal and Country Property Specialists



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3 Willoughby Drive

, Whitley Bay, NE26 3DY

Trading Places are delighted to present this beautifully presented four bedroom family home, ideally situated in the highly sought after area of Whitley Lodge. Offering stylish, modern interiors, generous living space and a superb family friendly layout, this impressive property is sure to appeal to a wide range of buyers.

Arranged over three floors, the accommodation briefly comprises an entrance porch, welcoming hallway, spacious front lounge, and an open plan kitchen/dining area with a cosy snug to the rear. The ground floor also benefits from a useful utility area, downstairs WC and integral garage.

To the first floor are three well proportioned bedrooms and a family bathroom. The current owners have thoughtfully converted the loft, creating an excellent fourth bedroom on the second floor.

Externally, the property enjoys a double driveway to the front and a generous west facing rear garden, perfect for outdoor dining, entertaining and family enjoyment.

Whitley Lodge remains one of Whitley Bay's most desirable residential locations, popular with families and professionals alike due to its excellent amenities, well regarded schools and enviable coastal setting. The property is conveniently positioned close to local shops, supermarkets and regular transport links, with easy access to the A19 for commuting throughout the region.

Whitley Bay town centre is just a short distance away, offering an excellent selection of cafés, restaurants, bars and leisure facilities, while the award winning coastline, beautiful beaches and scenic promenade provide the perfect balance of town and coastal living.

Combining spacious accommodation, a versatile layout and a prime location, this wonderful family home presents an opportunity not to be missed. Early viewing is highly recommended to fully appreciate all that is on offer. Contact Trading Places on 0191-2511189 to arrange. Council Tax Band C. EPC Rating D.

Entrance Porch

Entered via a sliding front door with glazed inserts and side window, providing a bright and practical entrance space. A timber framed door leads through to the hallway.

Hallway

A warm and inviting hallway featuring a staircase to the first floor and access to the principal ground floor accommodation, including the lounge and impressive open-plan kitchen/diner/snug. Double radiator.

Living Room

14'7" x 13'3" (4.45 x 4.06)

A beautifully presented front facing living room, enhanced by a large double glazed uPVC bay window with decorative upper panes, allowing an abundance of natural light to flood the space. An attractive feature fireplace with electric fire and timber surround creates a welcoming focal point. Finished with laminate flooring and decorative ceiling coving, with double doors providing access to the open plan kitchen/dining area. Radiator.





Kitchen Diner

20'3" x 10'4" (6.19 x 3.15)

A stylish and contemporary kitchen fitted with a range of wall, base and drawer units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven, hob with stainless steel extractor hood above, dishwasher, and a graphite one and a half bowl sink with mixer tap.

Designed with modern family living in mind, the space comfortably accommodates a dining table and seamlessly flows into the adjoining family snug, creating an excellent open-plan entertaining and social area. A large pantry cupboard provides valuable additional storage. A double-glazed uPVC window overlooks the rear garden, while a door leads through to the utility room. Double radiator.



Snug

8'4" x 7'9" (2.55 x 2.38)

Flowing seamlessly from the open-plan kitchen/dining room, this versatile additional reception space provides the perfect setting for relaxing, entertaining or everyday family living. A feature roof lantern floods the room with natural light, while uPVC French doors open directly onto the west-facing rear garden, creating a bright and airy atmosphere throughout. Further benefits include a double radiator and TV point.

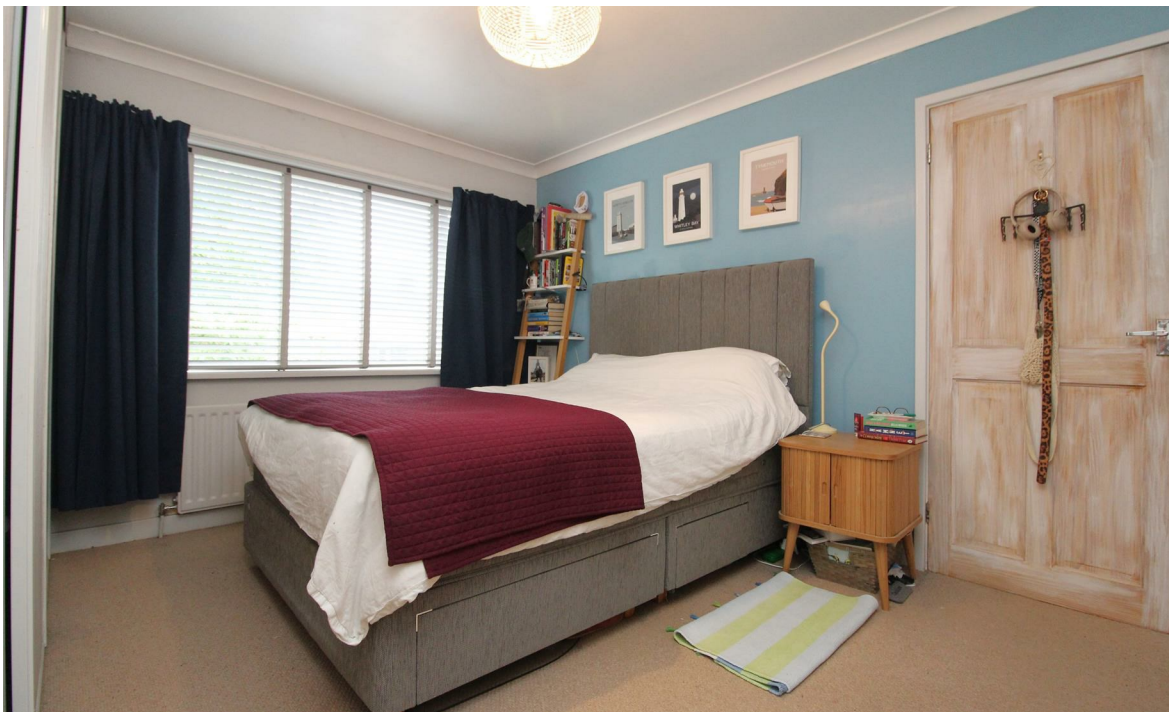


Utility Room

9'10" x 8'0" (3.00 x 2.45)

A practical utility room providing space and plumbing for a washing machine and tumble dryer. A double-glazed uPVC door with obscured glazing provides convenient access to the rear garden, while internal doors lead to the downstairs WC and integral garage. Double radiator.







Downstairs WC

Conveniently located off the utility room, the downstairs WC is fitted with a low-level WC and compact wash hand basin.

Landing

A light filled landing with a double-glazed uPVC window, creating a bright and airy feel. Doors provide access to three well proportioned bedrooms and the family bathroom, while a staircase leads to the second floor.

Bedroom One

12'2" x 11'1" (3.72 x 3.38)

A generously proportioned principal bedroom situated to the front of the property, enjoying plenty of natural light through a double-glazed uPVC window. Radiator.

Bedroom Two

11'0" z 9'3" (3.36 z 2.83)

A rear-facing bedroom, enjoying a pleasant outlook and plenty of natural light via a double-glazed uPVC window. Radiator.

Bedroom Three

9'0" x 8'2" (2.75 x 2.49)

A front facing bedroom, filled with natural light through a double-glazed uPVC window. The room also benefits from a radiator and provides versatile space suitable as a bedroom or home office.

Bathroom

The family bathroom is fitted with a panelled bath with mains shower over, complemented by a vanity wash hand basin and low-level WC. Two double glazed uPVC windows with obscure glazing allow for excellent natural light while maintaining privacy, creating a bright and airy feel.

Landing

Further stairs lead to the second floor landing, providing access to Bedroom Four. The space is enhanced by a Velux roof window, allowing natural light to flood in.

Bedroom Four

11'6" x 11'1" (3.52 x 3.40)

An excellent-sized fourth bedroom created by the current owners, making superb use of the loft space. The room is bright and airy, enhanced by three Velux windows and ceiling spotlights. Further benefits include a radiator and useful eaves storage, offering practical and well planned accommodation.

Garage

Up and over garage door. Internal door to utility. Lighting and power.

Front Gardens

To the front, a block paved double driveway with walled boundaries provides off street parking. The driveway also gives access to the integral garage via an up-and-over door.

Rear Gardens

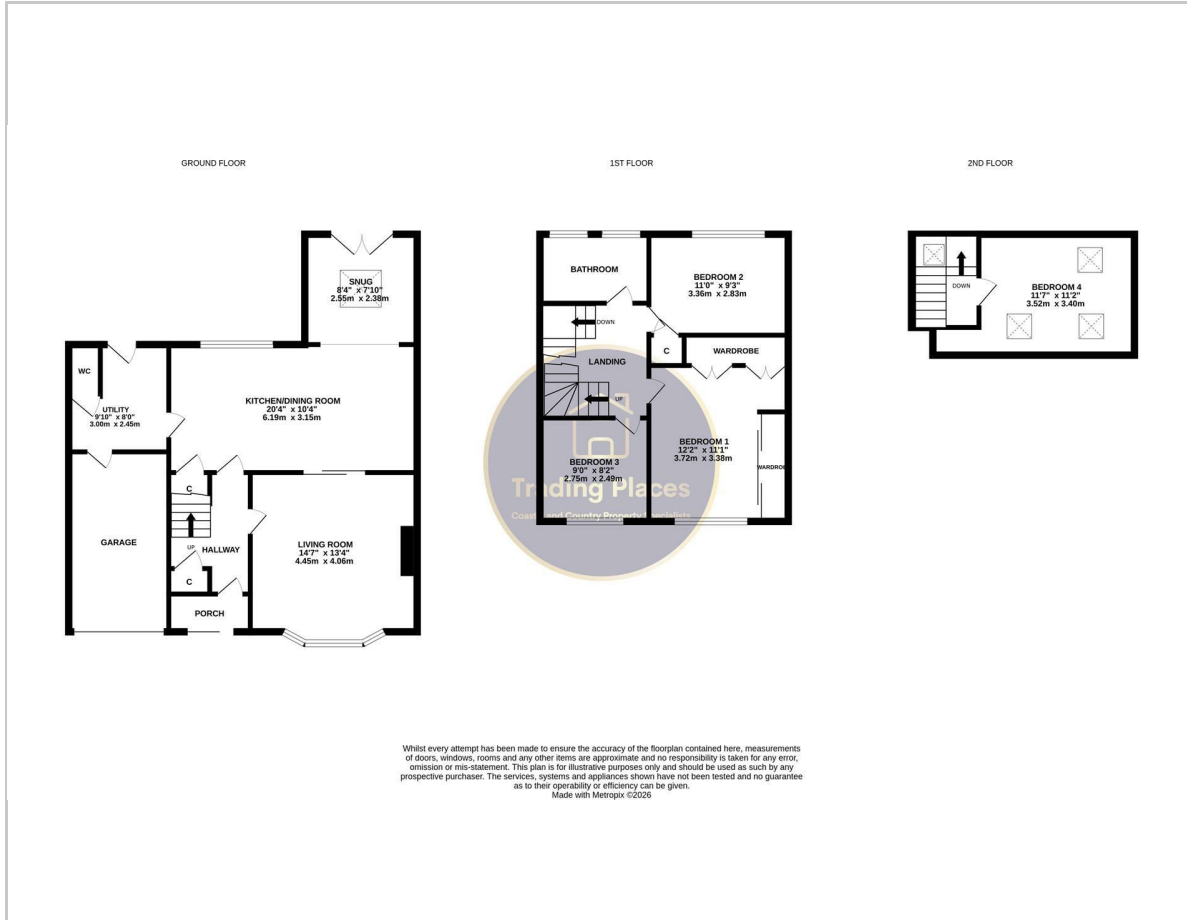
To the rear, a generously proportioned west-facing garden offering an excellent outdoor space for families and entertaining. The garden features a paved patio area and stylish decking, ideal for al fresco dining and seating, along with a well maintained lawn. Enclosed by a combination of wall and fenced boundaries.

Agent Comment:

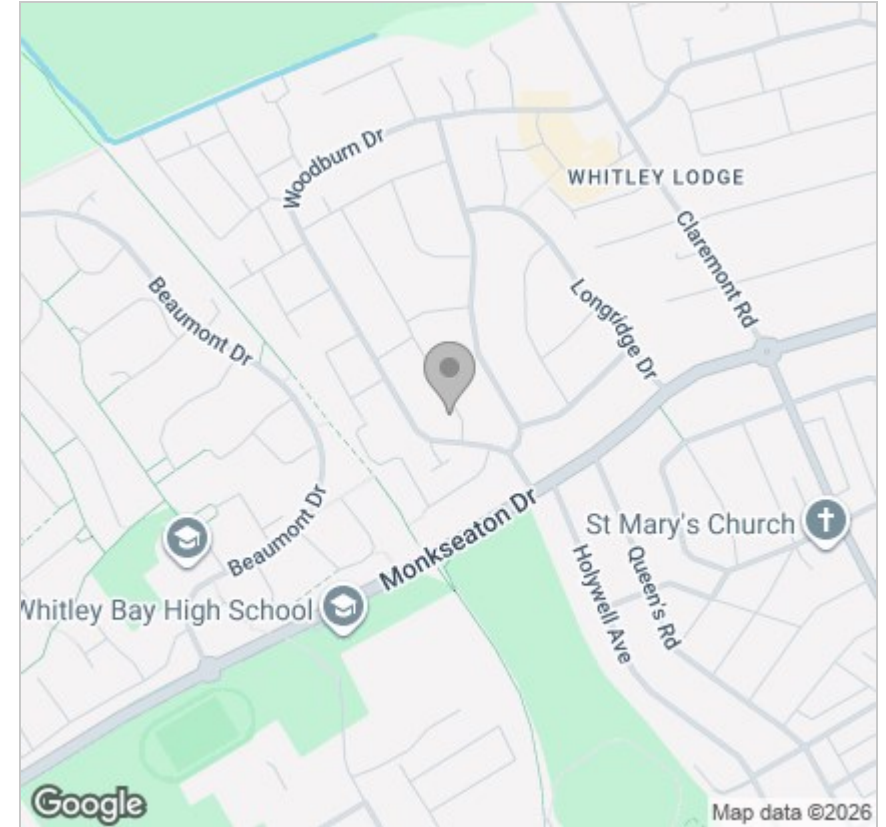
Current owners have a decision notice and condition of approval for the loft conversion. Agent awaits final sign off documentation from owners.



Floor Plan



Area Map

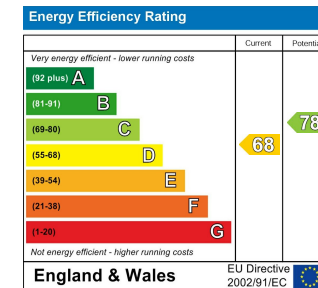


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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