



48 Haddington Road
, Whitley Bay, NE25 9UY
£850,000



Trading Places

Coastal and Country Property Specialists



5



3



2



C

48 Haddington Road

, Whitley Bay, NE25 9UY

Trading Places are delighted to present to the market this impressive five bedroom detached family home, which has been thoughtfully extended and upgraded to a high standard by the current owners. Situated on the sought after Haddington Road within the exclusive Beaumont Park development in Whitley Bay, this spacious and beautifully presented property offers an exceptional opportunity to enjoy family living in a desirable coastal location.

The ground floor comprises a generous entrance porch leading into a welcoming hallway, a bright front facing living room, and an impressive extended kitchen/diner and family room with an additional snug, creating a superb space for everyday living and entertaining. Further benefits include a utility room, a convenient downstairs shower room and an integral double garage. To the first floor are five well proportioned double bedrooms. The principal bedroom benefits from a dressing room and en-suite shower room, while a contemporary four piece family bathroom serves the remaining bedrooms. Externally, the property boasts a substantial south-west facing rear garden, ideal for enjoying the sunshine and outdoor entertaining. To the front, a driveway provides off street parking for several vehicles, alongside the double garage.

Ideally positioned within walking distance of Whitley Bay's beautiful beach and seafront, the property is also conveniently located for the town centre, local shops, supermarkets, cafés, bars and restaurants. Excellent transport links, including nearby Metro and bus services, add to the appeal, while the area is well placed for a range of local schools.

Properties of this size and calibre in such a desirable location are rarely available, and early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer. To arrange your viewing, please contact Trading Places on 0191 251 1189. Council Tax Band E. EPC Rating C.

Entrance Porch

This bright entrance porch features a composite front door with glazed insert and double glazed windows either side, allowing an abundance of natural light to flood the space. An impressive open plan flow leads seamlessly into the welcoming entrance hallway, complete with LVT flooring and a pendant light.

Hallway

A welcoming and spacious entrance hallway featuring LVT flooring, modern vertical radiator and recessed ceiling spotlights. The hallway provides access to the living room, extended kitchen/diner/family room and ground floor shower room. A useful under stairs storage cupboard offers additional practicality, while a staircase leads to the first floor.

Downstairs Shower Room

A useful addition to the ground floor, this well appointed shower room comprises a corner shower enclosure fitted with an electric shower, low level WC and wash basin with tiled walls. Further features include a chrome heated towel rail, extractor fan and recessed ceiling spotlights.

Living Room

14'10" x 12'4" (4.54 x 3.76)

This beautifully presented, front facing living room offers a warm and inviting space to relax and unwind. A uPVC double glazed window allows an abundance of natural light to flood the room, enhancing the bright and airy feel. A stylish bioethanol fire creates an attractive focal point, with a TV point conveniently positioned above. Further features include a large double radiator, decorative ceiling coving and elegant engineered oak double doors providing access to the kitchen/diner, creating a wonderful flow between the living and entertaining spaces.





Kitchen/Dining/Family Room
24'10" x 20'5" (7.58 x 6.23)

This exceptional open plan kitchen, dining and family room has been thoughtfully designed to combine contemporary style with practical family living and entertaining. Added by the current owners in 2020, this impressive extension features a high quality Second Nature fitted kitchen, comprising an extensive range of solid wood wall, base and drawer units, complemented by elegant Silestone quartz worktops and matching upstands. A comprehensive range of integrated appliances includes two eye level ovens, induction hob, dishwasher, large fridge/freezer and two wine coolers. The substantial central island provides an excellent breakfasting area, with seating for up to four stools, enhanced by stylish pendant lighting above, making it ideal for informal dining and socialising.

The generous proportions comfortably accommodate a large dining table and relaxed family seating area, while the stylish bioethanol feature fireplace creates a warm and inviting focal point. Recessed ceiling spotlights provide additional illumination, while two roof lanterns flood the space with natural light. Double glazed bi-folding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Finished with LVT flooring throughout and two modern vertical radiators, this superb space flows effortlessly into the adjoining snug, offering exceptional versatility for modern family life.



Snug
14'10" x 13'10" (4.54 x 4.24)

This superbly appointed snug, created by the current owners, provides a cosy and inviting additional living space, flowing seamlessly from the impressive kitchen/diner/family room. A bioethanol feature fireplace creates a warm and relaxing ambience, while a roof lantern and recessed ceiling spotlights enhance the sense of light and space. Two modern vertical radiators add a contemporary finish, and double glazed bi-folding doors open directly onto the rear garden, ideal for indoor-outdoor living. A cleverly concealed panelled door provides discreet access to the utility room, combining practicality with stylish design.



Utility Room
13'10" x 5'3" (4.24 x 1.61)

This practical and well designed utility room makes excellent use of the available space. Fitted with a range of wall and base units with additional space and plumbing for a washing machine and dishwasher. A radiator and recessed ceiling spotlights complete the room. Doors provide access to the garage and the side of the property.

Landing
The first floor landing providing access to all five double bedrooms and the family bathroom. Further benefitting from two pendant ceiling lights.







Principle Bedroom
13'11" x 12'5" (4.26 x 3.80)

Forming part of the impressive extension, this superb master bedroom offers a generous and beautifully appointed retreat, designed to maximise space and natural light. Two uPVC double glazed windows and two additional Velux roof windows flood the room with natural light, while the full height ceiling enhances the feeling of space and openness. Immaculately presented and well proportioned, the room benefits from two double radiators and a pendant light. The layout flows seamlessly into the adjoining dressing area and through to the en-suite, creating a luxurious and practical principal bedroom suite.

Dressing Room

A fantastic addition to the principal bedroom suite, this well designed dressing area offers ample hanging space across two walls, providing excellent storage for clothing and accessories. A double glazed window allows natural light to flow into the space, while recessed ceiling spotlights create a modern and stylish finish.

En-Suite

A newly fitted, contemporary en-suite bathroom, finished to a high standard. The suite comprises a generous shower enclosure with mains fed shower and full height tiling, a bath, low level WC and a wash basin with useful storage beneath. Complementary tiled walls and flooring create a sleek, modern finish, while recessed ceiling spotlights provide a touch of sophistication. Further features include an extractor fan, chrome heated towel rail and a uPVC double glazed window with obscure glazing, allowing natural light while maintaining privacy.

Bedroom Two
16'5" x 13'10" (5.02 x 4.24)

A generously proportioned double bedroom featuring two double glazed windows to the front elevation, allowing plenty of natural light to fill the room. Built-in double wardrobes provide excellent storage, while two double radiators ensure year round comfort. The room is further complemented by recessed ceiling spotlights and a pendant light.

Bedroom Three
13'7" x 12'7" (4.15 x 3.84)

A well proportioned front facing double bedroom featuring a double glazed window allowing for plenty of natural light. Built-in double wardrobes provide excellent storage, while a radiator and pendant ceiling light complete the room.

Bedroom Four
13'7" x 9'6" (4.15 x 2.91)

A well presented front facing bedroom featuring a double glazed window allowing for plenty of natural light. A built-in wardrobe provides convenient storage, while a radiator and pendant ceiling light complete the room.

Bedroom Five
10'9" x 9'7" (3.29 x 2.93)

Situated to the rear of the property, bedroom five enjoys a pleasant outlook over the rear garden through a double glazed window. Further features include a double radiator and pendant ceiling light.

Family Bathroom

This newly fitted family bathroom is finished to a high standard, offering a stylish and contemporary space. The suite comprises a generous shower enclosure with mains fed shower and full height tiling, complemented by an elegant freestanding bath with mixer taps. A modern wash basin with useful storage beneath and a low level WC complete the suite. Further features include tiled walls and flooring, recessed ceiling spotlights, a heated towel rail and a uPVC double glazed window with obscure glazing, allowing natural light while maintaining privacy.

Garage

The integral double garage benefits from an electric up-and-over garage door, lighting and power, providing excellent storage and secure parking. An internal door offers convenient access to the utility room. The garage also houses a newly fitted boiler.

Front Garden

To the front, a generous driveway provides off-street parking, while a well maintained lawn and mature shrubs enhance the property's impressive kerb appeal. A convenient side gate provides access to the rear garden.

Rear Garden

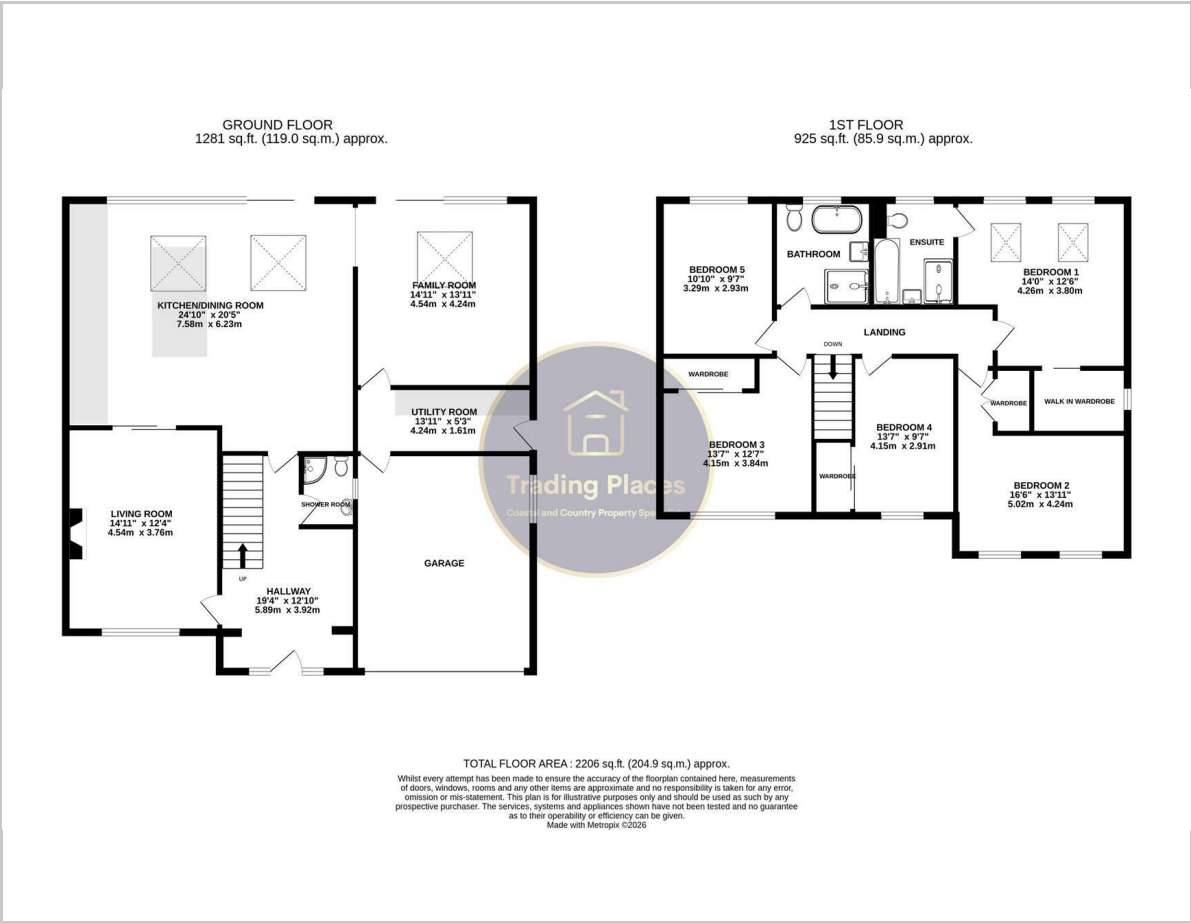
The south-west facing rear garden provides a superb outdoor space, ideal for relaxing, entertaining and enjoying the sunshine in a private and peaceful setting. The garden features a well maintained lawn, mature shrubs and a paved patio area, perfect for outdoor dining. Further benefits include an outside water tap, fenced boundaries and a convenient gate providing access to the front of the property.







Floor Plan

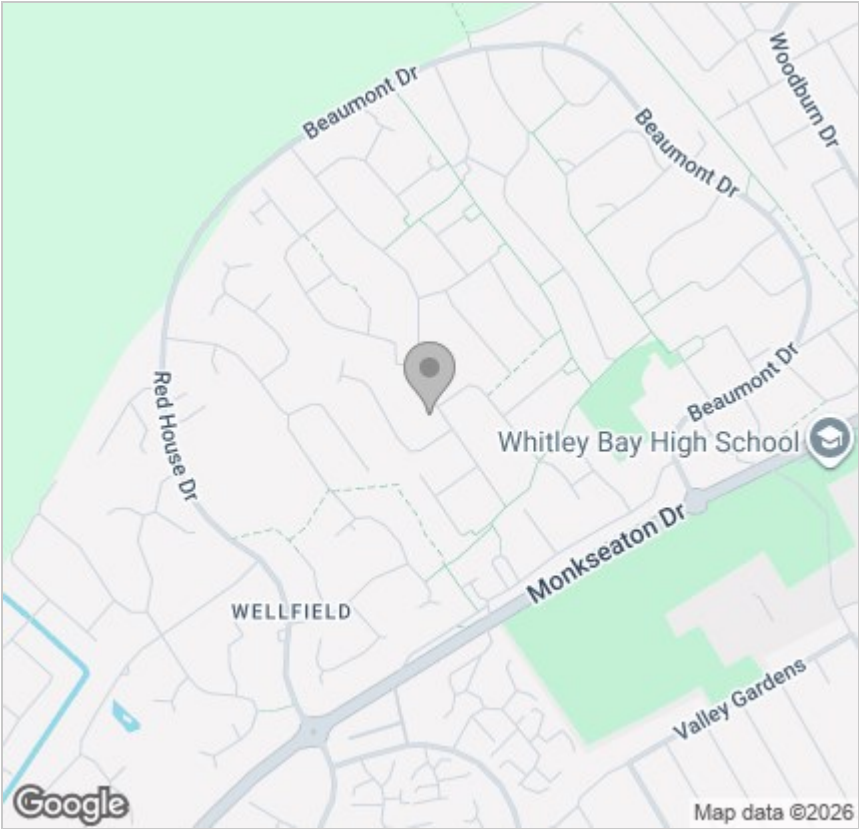


Viewing

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

