SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

The Brambles

NEW HARTLEY, WHITLEY BAY, NE25 0RQ

OFFERS OVER

£340,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

The Brambles, New Hartley

OFFERS OVER £340,000 · FREEHOLD

Signature North East proudly presents this impressive four-bedroom detached home, situated on The Brambles within the popular area of New Hartley, just outside Seaton Delaval. The property enjoys a great residential setting close to local schools, shops and everyday amenities. The beautiful Northumberland coastline, including Seaton Sluice, is within easy reach, while the recently opened Seaton Delaval railway station and excellent road and bus links provide access to Whitley Bay, Blyth, Cramlington and Newcastle.

Stepping into the central hallway, you will first step into the large living room, offering ample space for furnishings, with a large bay window allowing plenty of natural light and an exposed brick fireplace with log burner creating a lovely focal point. To the rear, the open-plan kitchen/dining room features a range of wall and base units, ample worktop space and an integrated oven and hob. There is plenty of room for a dining table, alongside a useful storage cupboard and double patio doors opening onto the rear garden. The kitchen also leads through to a utility room with fitted units and garden access, as well as a downstairs WC. Completing the ground floor is an additional reception room, offering versatile living space.

Continuing upstairs, you will discover four bedrooms. Bedrooms one and two can comfortably accommodate a king-size bed with additional furnishings, with bedroom one benefiting from an en-suite with shower, WC and wash hand basin. Bedrooms three and four are suitable for a double bed with additional furnishings. Completing the first floor is the bathroom, fitted with a bathtub, wash hand basin and WC.

Externally, the property boasts a large rear garden laid to lawn, with a generous patio area and raised decking, providing excellent space for outdoor furniture. A useful shed offers additional storage, while to the front there is a large driveway providing ample off-road parking.





KEY FEATURES

- Four-bedroom detached home situated on The Brambles in the popular area of New Hartley
- Living room with large bay window, exposed brick fireplace & log burner
- Open-plan kitchen/dining room with integrated oven & hob, plus utility room & downstairs WC
- Additional reception room providing versatile living space
- Primary bedroom features en-suite
- Large rear garden with lawn, patio & raised decking, plus generous driveway providing ample off-road parking

- Council Tax Band D
- EPC Rating C









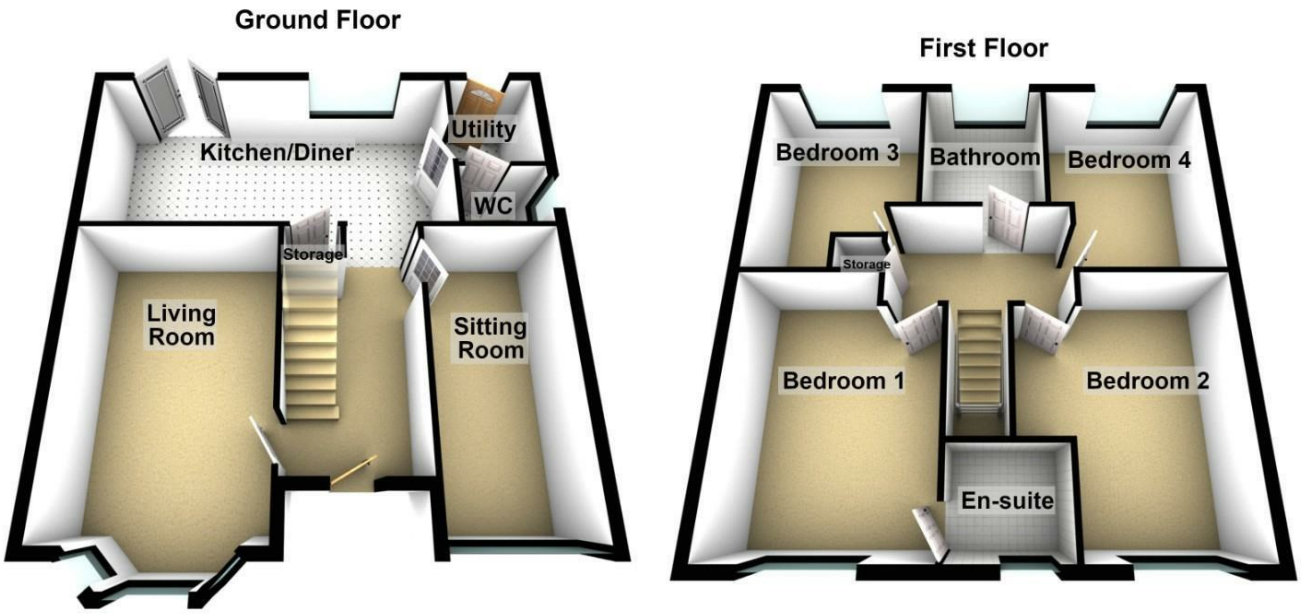


ACCOMMODATION

Room Dimensions

Living Room	4.90 x 3.30 (16'0" x 10'9")	Bedroom Two	4.30 x 2.60 (14'1" x 8'6")
Sitting Room	4.90 x 2.20 (16'0" x 7'2")	Bedroom Three	3.60 x 2.80 (11'9" x 9'2")
Kitchen/ Diner	3.00 x 6.30 (9'10" x 20'8")	Bedroom Four	3.60 x 2.40 (11'9" x 7'10")
Bedroom One	4.30 x 3.30 (14'1" x 10'9")	Bathroom	3.00 x 2.10 (9'10" x 6'10")
En-Suite	1.60 x 1.80 (5'2" x 5'10")		

FLOOR PLAN



Total area: approx. 144.2 sq. metres (1552.6 sq. feet)

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