

26 Bernicia Way

Beadnell



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**26 Bernicia Way
Beadnell, Chathill, Northumberland,
NE67 5EJ**

A stylish and immaculately presented, three bedroom 'Fulmar' style detached holiday home, occupying a fabulous position within this much sought after coastal development in Beadnell - the house, a private second home to the owner, is finished to a high specification throughout, with a superb extended and enclosed decked terrace and Hot Tub, with contents and Hot Tub available by separate negotiation. NO UPWARD CHAIN

The 'Fulmar' style house, built by Lindisfarne Homes in 2017/18, enjoys a lovely aspect from the first floor, open plan living area and external south facing balcony over the central green area and towards Beadnell Bay.

Price Guide:

Offers Over £550,000





Ground floor - Reception hallway with Amtico flooring | Ground floor master bedroom with built in wardrobe | Ensuite shower room/WC | Two further ground floor double bedrooms, one with a built in wardrobe | Well-appointed family bathroom with a separate shower.

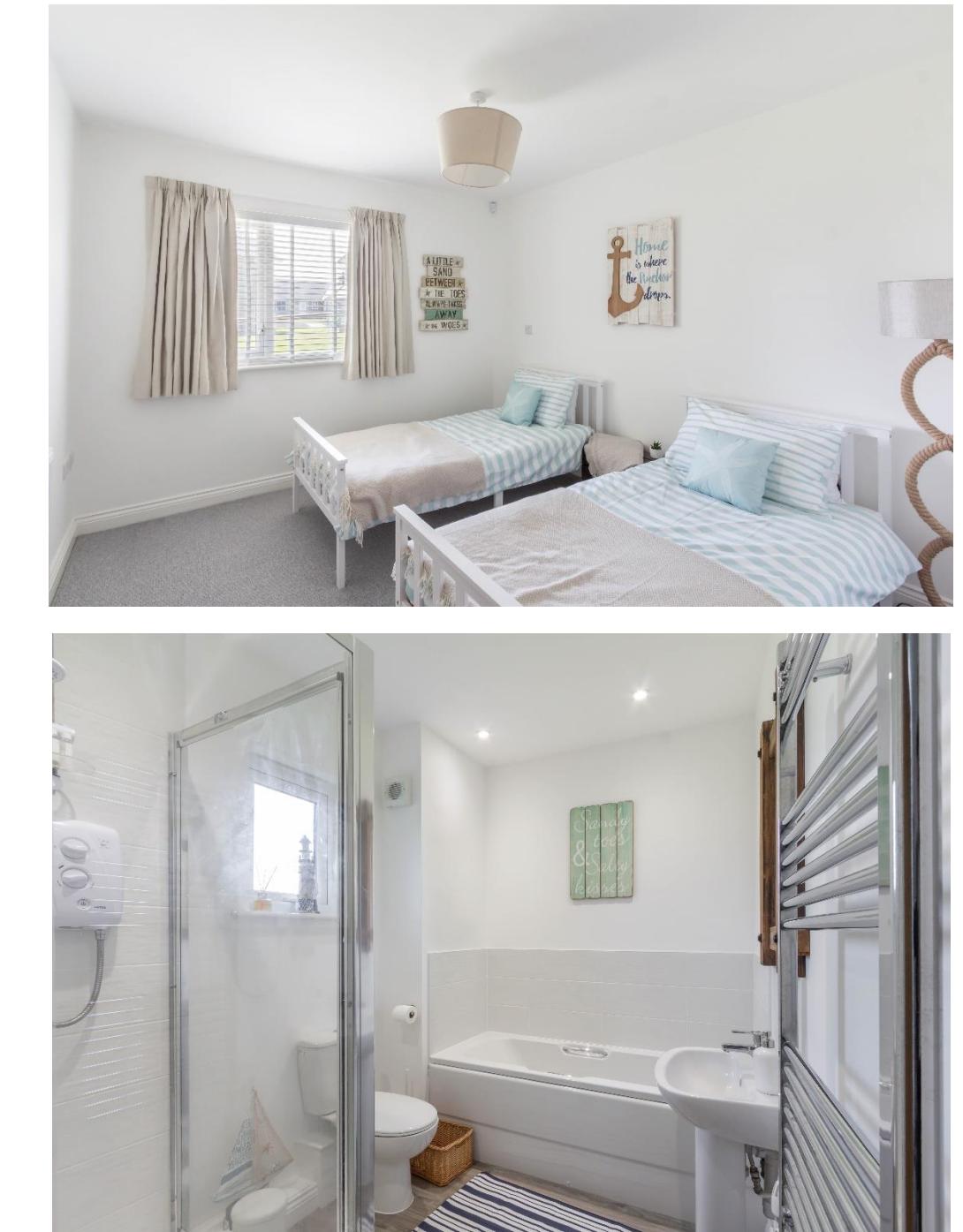
First floor - Magnificent open plan living & dining room and kitchen, with a vaulted and beamed ceiling and excellent natural light from the floor to ceiling windows and French doors to the south facing balcony, and additional windows and the Juliet balcony to the side | A superb versatile space for living and dining opening to a private balcony, ideal for alfresco dining and entertaining | Contemporary fitted kitchen with a central island/breakfast bar and integrated appliances; gas hob, electric oven, combination oven, fridge/freezer, wine cooler and dishwasher | Utility room | First floor WC.



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Externally - Open plan lawned gardens surround the property | Extended and improved decked terrace seating area, with secure gated access, ramp for disabled access and glass & steel balustrade enclosure | Hot Tub and External store room | Double width driveway for two cars. Bernicia Way is ideally positioned and only a few minutes walk from Beadnell Bay and miles of sandy beaches, the popular 'The Landing' cafe/restaurant and has access to Beadnell village with its excellent cafes/pubs, restaurants and hotels. A perfect base from which to explore Northumberland's Heritage coastline with historic Castle and unspoilt beaches.

Services: Mains Electricity, Water & Drainage | LPG Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: C

Annual Maintenance Charge of approx. £990 to Kingston Property Services to include use of Tennis Courts on site



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