



## Caesar Way, St Peters Park Wallsend

A stunning and elegant detached family home, substantially improved by the current owners. Beautifully presented throughout and enjoying a quiet, cul-de-sac position with a delightful rear garden, boasting a sunny aspect. Entrance hallway, downstairs cloaks/w.c., gorgeous lounge opening into the fabulous garden room, perfect for dining or enjoying elevated views of the garden. The kitchen is contemporary and stylish, with integrated dishwasher and free-standing Range cooker, (negotiable). To the first floor there are three double bedrooms, the principal with a luxurious en-suite shower room. The family bathroom is equally as gorgeous, showcasing a freestanding bath. Along with enjoying a sunny aspect to the rear garden there is also an elevated patio area leading down to lawn and outside bar. Generous front driveway and attached garage. St Peters Park, is perfectly located for access to the A1058 City Centre and adjoining A19 North and South, it is also convenient for the Silverlink and Cobalt Business Park. There are local schools and bus routes nearby and approximately a 5 -10, minute drive will land you right on our stunning coastline. Just beautiful...and competitively priced too!

# 250,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

# Caesar Way

## St Peters Park, Wallsend

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** radiator, turned feature staircase to the first floor, high gloss tiled floor, cornice to ceiling, double glazed window, door to:

**DOWNSTAIRS CLOAKS/W.C.:** oak door, hand washbasin with mixer taps, low level w.c, high gloss tiled floor, tiled splashbacks, double glazed window, radiator

**LOUNGE:** (front): 18'2 x 11'1, (5.53m x 3.38m), oak door, a fabulous sized lounge with opens into the garden room, double glazed window, cornice to ceiling, two radiators, oak door to kitchen, through to:

**GARDEN ROOM:** 12'5 x 9'2, (3.78m x 2.79m), beautifully updated by the current owners and showcasing a lovely, vaulted ceiling, high gloss, wood effect flooring, double glazed French, doors out to the garden area, five double glazed windows and two large sky lights ensuring maximum lighting into this gorgeous room, open the doors whilst dining and enjoy elevated views over your garden area

**KITCHEN:** 11'7 x 9'2, (3.53m x 2.79m), contemporary and stylish, white fitted units, incorporating a range of base, wall and drawer units, contrasting worktops, Range cooker, (negotiable), stainless steel cooker hood, single drainer sink unit with mixer taps, integrated dishwasher, combination boiler, brick effect tiling, high gloss tiled floor, under-unit lighting, large pantry cupboard, double glazed window and double-glazed door out to the rear garden, plumbed for automatic washing machine

**FIRST FLOOR LANDING AREA:** loft access with pull down ladders, we have been advised that the loft is partially boarded for storage purposes, oak door to:

**BEDROOM ONE:** (front): oak door to: 13'3 x 11'1, (4.04m x 3.38m), maximum measurements, double glazed window, radiator, door to:

**EN-SUITE SHOWER ROOM:** oak door to: 8'6 x 4'8, (2.59m x 1.42m), Luxurious, re-fitted en-suite, comprising of, shower cubicle, chrome shower with large Forest waterfall spray, vanity sink unit with circular, on-bench bowl, low level w.c. with push button cistern, tiled splashbacks, extractor fan, tiled floor, vertical radiator

**BEDROOM TWO:** (front): oak door to: 13'2 x 8'1, (4.01m x 2.46m), plus depth of alcoves, storage cupboard, radiator, double glazed window



BEDROOM THREE: (rear): oak door to: 10'7 x 7'9, (3.22m x 2.36m), radiator, double glazed window

BATHROOM: oak door to: 6'4 x 6'4, (1.93m x 1.93m), again, another luxurious and stylish bathroom, comprising of, freestanding bath and hot and cold mixer taps with shower spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome radiator, double glazed window, tiled bath and shower area, tiled splashbacks, wood effect flooring

EXTERNALLY: Enclosed rear garden with raised, decked patio, steps down to lawned area, with borders and outside bar, outside tap, side gate allowing access to the front driveway which has been re-laid, featuring coloured slate decorative stones and attached garage, with electric and light

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
 Water: MAINS  
 Sewerage: MAINS  
 Heating: MAINS  
 Broadband:  
 Mobile Signal Coverage Blackspot: NO  
 Parking: Driveway

**MINING**

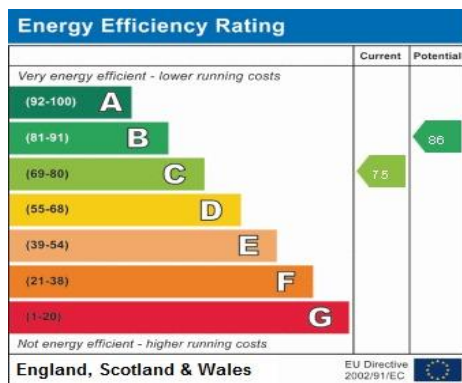
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: C**



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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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