



Briar vale | Whitley Bay | NE25 9AZ

£675,000

A fabulous, substantially extended and beautifully upgraded family detached home. Located on this small, highly sought after development, close to local schools, bus routes, shops and Monkseaton Village. With an imposing and grand kerb appeal, you are welcomed into the impressive, light and airy hallway with centrally turned staircase up to the first floor, downstairs cloaks/w.c.. The front lounge is stunning with feature bay window and double sided, gas log living flame fire, separate dining room which opens through to the extended family living and dining kitchen, creating a superb family living and entertainment space. The extended dining kitchen showcases an outstanding central island, contemporary units and integrated appliances, floor to ceiling windows and two sets of French doors look out to and open up to the garden area and multiple, remote control operated skylights open to allow superb air flow. Retire into the additional rear sitting room with stylish decor and oak flooring, separate utility area. To the first floor is a Gallery style landing with five excellent sized bedrooms, the principal with en suite dressing area and luxurious en-suite shower room with "his and hers" washbasins. Bedroom two also enjoys a contemporary en-suite, modern family bathroom. Private and enclosed rear garden, mainly lawned. Large re-laid, double resin driveway to the front with additional lawned area, double garage. Just fabulous!

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Composite Entrance Door to:

ENTRANCE HALLWAY: an impressive, light and airy hallway with central, turned staircase up to the first floor, high gloss tiled floor, cornice to ceiling, radiator, door to garage, door to:

DOWNSTAIRS CLOAKS/WC.: high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, high gloss tiled floor, tiled splashbacks, extractor, radiator

LOUNGE: (front): 21'1 x 11'9, (6.43m x 3.58m), with measurements into feature double glazed bay window, additional double-glazed window, oak flooring, contemporary dual aspect gas, log effect fire, three pillar radiator

DINING ROOM: (rear): 13'6 x 11'1, (4.12m x 3.38m), dual aspect gas, log effect fire, cornice to ceiling, feature tiled wall, open through to:

LIVING/DINING KITCHEN: 23'9 x 11'9, (7.24m x 3.58m), an outstanding, re-designed and extended family living and dining kitchen with floor to ceiling windows and three doors opening out to the rear garden, remote control operated skylights, central island with granite worktop, fabulous, stylish base, wall and drawer units, induction hob, two integrated electric ovens, integrated dishwasher, spotlights to ceiling, fitted blinds, high gloss tiled floor, two vertical radiators, sink unit with mixer taps and spray, open through to:

REAR SITTING ROOM: 15'0 x 13'4, (4.57m x 4.06m), oak flooring, spotlights to ceiling, storage cupboard, pillar radiator, door to:

UTILITY AREA: 6'6 x 6'0, (1.98m x 1.83m), roll edge worktop, fitted base units, plumbed for automatic washing machine, tiled splashbacks, oak flooring

FIRST FLOOR LANDING AREA: gorgeous, gallery style landing, radiator, loft access, airing cupboard housing hot water tank, door to:

BEDROOM ONE: (front): 15'6 x 12'0, (4.72m x 3.66m), opening through to dressing area and en-suite shower room, a beautifully presented and spacious principal bedroom, wood effect laminate flooring, radiator, double glazed window, feature panelling to wall, through to:

DRESSING ROOM: 6'1 x 5'6, (1.85m x 1.68m), double wardrobe offering ample hanging and storage space, feature panelling to wall, double glazed window, laminate flooring, through to:

EN-SUITE SHOWER ROOM: 8'1 x 6'0, (2.46m x 1.83m), luxurious en-suite shower room, showcasing, shower cubicle with black fittings, shower, additional forest waterfall spray, "his and hers" vanity washbasins, low level w.c. with push button cistern, radiator, double glazed window, extractor, fully tiled walls and floor

BEDROOM TWO: (rear): 11'8 x 10'9, (3.56m x 3.28m), including depth of fitted wardrobes, radiator, double glazed window, laminate flooring, through to:

EN-SUITE SHOWER ROOM: contemporary en-suite shower room comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, radiator, contemporary flooring, double glazed window

BEDROOM THREE: (rear): 10'6 x 8'5, (3.20m x 2.57m), excluding depth of fitted robes, radiator, double glazed window

BEDROOM FOUR: (rear): 10'6 x 10'6, (3.20m x 3.20m), radiator, double glazed window

BATHROOM: 6'4 x 6'3, (1.93m x 1.91m), modern bathroom, comprising of, bath, pedestal washbasin, low level w.c. with push button cistern, tiled floor, tiled splashbacks, radiator, double glazed window

EXTERNALLY: private and enclosed rear garden, mainly lawned, side patio area, gated access through to front, double resin driveway and lawn.

GARAGE: 4.32 x 5.32m (width x height), worktop, light and power points, central heating boiler, up and over garage door

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/ Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: F

EPC RATING: TBC

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AWAITING EPC

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