



## Collingwood Road | Whitley Bay | NE25 9HR

**£475,000**

Nestled beautifully within this quiet cul-de-sac, this stunning, extended, detached dormer bungalow showcases an impressive entrance with long driveway, allowing parking for multiple vehicles and a large double garage. The stunning gardens wrap around perfectly capturing the sun from East to West wherever you may be sitting! Private and enclosed offering a real outdoor retreat, we can't wait for you to fall in love with both the outside space and the fabulous size, light and flexibility indoors! A welcoming entrance porch opens through to the hallway, there is a lounge through dining room, with gorgeous open fire and fitted window seat enjoying a westerly aspect and views over the garden area, an open turned staircase takes you up to the first floor, or venture into the inner hallway which leads to a large double bedroom with ample light and space, fitted wardrobes, tastefully presented rear sitting room with French doors out to the garden area, (potentially a double bedroom), stylish and contemporary shower room. The family dining kitchen is bright and airy with a stylish range of units, Range cooker and integrated fridge/freezer. To the first floor is a large double bedroom with dormer windows boasting wonderful open views which may see as far as the Cheviots on a clear day! Additional bedroom, large family bathroom with separate shower cubicle. Well maintained, mature and well stocked gardens, with patios, lawn, borders, side gate to additional large front garden area. A real gem of a property, rarely available! Wellfield is a short drive from both Whitley Bay town centre and beach, approximately a 10 minute walk to the Metro and Sainsburys. There are also excellent local schools.

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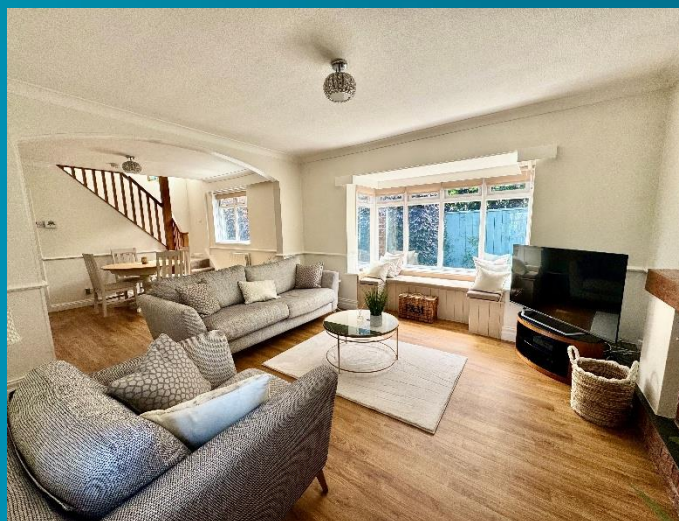
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Double Glazed Composite Door into:

ENTRANCE PORCH: 8'2 x 5'3, (2.48m x 1.60m), Georgian Bar double glazed windows, tiled floor, door to:

HALLWAY: half height feature panelling, laminate flooring, door to:

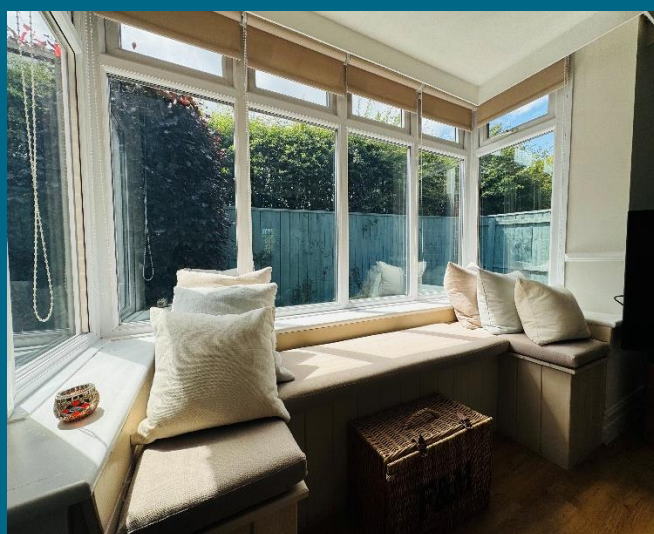
LOUNGE: (dual aspect): 14'0 x 15'7, (4.27m x 4.75m), into double glazed bay window with window seat overlooking the garden area, plinth, recessed hearth with exposed brick, open fire, perfect for cosy evenings and winter days, radiator, double glazed leaded window, laminate flooring, dado rail, cornice to ceiling, open to:

DINING ROOM: (side): 12'8 x 12'1, (3.86m x 3.68m), both the lounge and dining room enjoy maximum light thanks to the Westerly aspect from the side, turned staircase up to the first floor, radiator, double glazed window, under-stair storage cupboard, dado rail, cornice to ceiling, door to:

INNER HALLWAY: radiator, wood flooring, door to:

BEDROOM TWO: (front): 15'2 x 11'0, (4.62m x 3.35m), excluding depth of attractive, sliding mirrored wardrobes with ample hanging and storage space, two double glazed windows offering a dual aspect, coving to ceiling, radiator

SHOWER ROOM: 8'6 x 6'8, (2.59m x 2.03m), a stylish and contemporary shower room, showcasing, shower cubicle, chrome shower with additional forest waterfall spray, floating sink unit with counter top sink, mixer taps, low level w.c. with recessed flush, tiled floor, tiled splashbacks, spotlights to ceiling, radiator, double glazed window

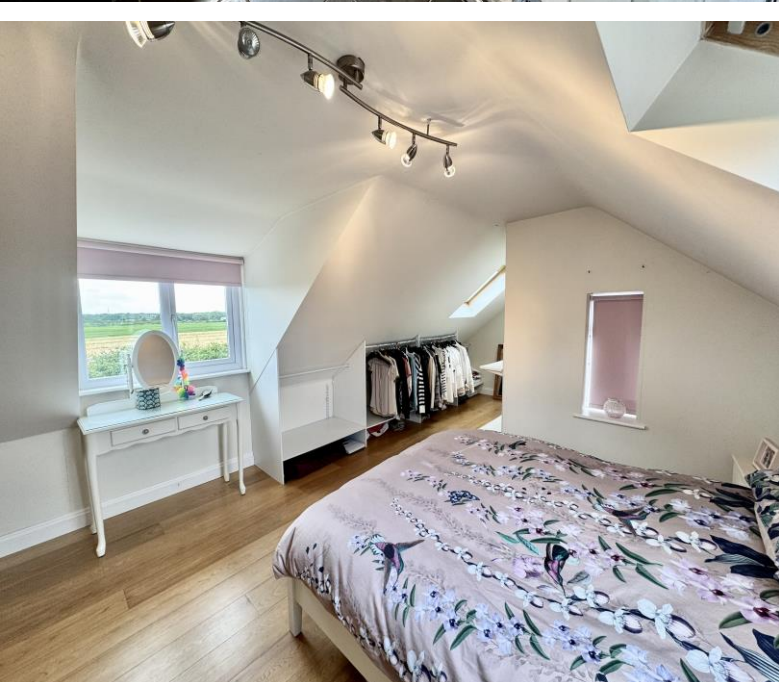


T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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**SITTING ROOM/BEDROOM THREE:** (rear and side): 12'2 x 11'9, (3.71m x 3.58m), delightful dual aspect overlooking the gardens, double glazed French doors out to the garden, radiator, additional double glazed window

**DINING KITCHEN:** (dual aspect): 16'7 x 13'3, (5.05m x 4.04m), a fabulous, country style family kitchen, incorporating a range cream base, wall and drawer units, wood worktops, freestanding central dining table/breakfast bar with storage, Range cooker, (negotiable), cooker hood, integrated fridge and freezer, Belfast sink with mixer taps, tiled floor, spotlights to ceiling, two radiators, door out to the garden area, four double glazed windows, plumbing for automatic washing machine

**FIRST FLOOR LANDING AREA:** large double glazed window with stunning open views, door to:

**BEDROOM ONE:** (multi aspect): 24'2 x 14'8, (7.37m x 4.47m), maximum measurements into double glazed dormer windows and recess, stunning open views to the rear, laminate flooring, radiator, two Velux windows, double glazed window

**BEDROOM FOUR:** (front): 12'5 x 6'1, (3.78m x 1.85m), restricted headroom, storage into eaves, laminate flooring, radiator, two Velux windows

**BATHROOM:** 12'2 x 8'3, (3.71m x 2.52m), beautiful family bathroom with oval bath, mixer taps, vanity sink unit with mixer taps, separate shower cubicle with shower, tiled shower area, tile effect flooring, low level w.c. with push button cistern, tiled splashbacks, double glazed window, horizontal radiator

**EXTERNALLY:** Collingwood Road enjoys the most beautiful and extensive wrap around gardens. Catching the sun at any point of the day depending on the garden you are enjoying, there is a large front garden laid to lawn, with borders and hedging, the rear garden extends around the side and enjoys mature, well stocked borders, paved patio, lawn and a gated access through to the front. Long driveway, perfect for the household with multiple vehicles and large double garage with power and lighting

#### 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:** E

**EPC RATING:** D

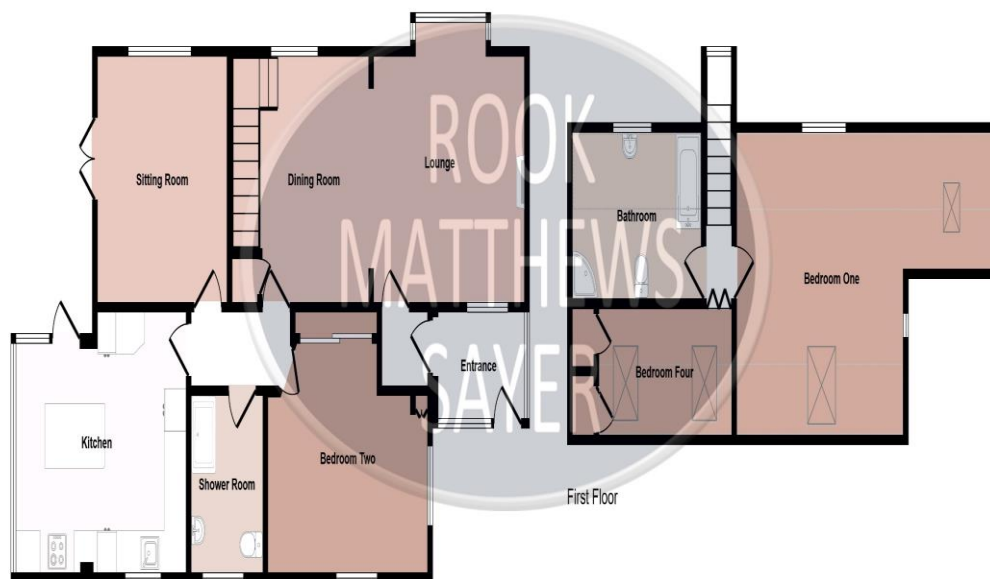
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[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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Ground Floor

Denotes head height below 1.5m

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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