



Kennersdene | North Shields | NE30 2NG

**£675,000**

We are besotted with this elegant and beautifully presented, extended, semi-detached home showcasing distant rear sea views and a beautifully landscaped garden with elevated, decked patio, perfect for relaxing and entertaining. Step outside into your own private oasis retreat: a decked patio area perfect for morning coffees or evening drinks, a lush lawn surrounded by mature, well-stocked borders, and even your very own outdoor bar, creating a true garden sanctuary. The accommodation is light-filled and spacious, ideal for modern family living or coastal getaways. Whether you're soaking in the views from the rear of the property or enjoying the sunrise in the garden, the lifestyle on offer is indisputably fabulous! Just a short walk from the beach and approximately a 5-10, minute walk from Tynemouth Village and Metro with Tynemouth boasting excellent local schools, amenities and independent shops. You are welcomed into an impressive, light and airy hallway, front lounge with feature bay window and fireplace, double doors opening through to the separate dining room with cast iron fireplace. At the heart of the home is a stunning orangery, bathed in natural light, which flows effortlessly into a stylish, open-plan dining kitchen. This beautifully designed space is perfect for everyday living and entertaining, creating a seamless indoor-outdoor connection. The dining kitchen with breakfast bar is both stylish and contemporary with integrated appliances and access through to the spacious double garage. The first- floor landing opens to four excellent sized bedrooms, the principal bedroom enjoying a dual aspect with cloaks/wc. area and a separate sitting area with full height windows enjoying the distant sea views and garden area, excellent sized family bathroom with shower. Double driveway, EV charging point, lawned area and double garage.

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** Impressive, light and airy hallway, radiator, wood flooring, double glazed window, turned staircase up to the split-level landing area, door to:

**LOUNGE:** (front): 15'6 x 12'4, (4.72m x 3.76m), with measurements into alcoves and feature double glazed bay window, attractive feature fireplace with cast iron fire, wood floor, cornice to ceiling, radiator, sliding doors to:

**DINING ROOM:** (rear): 12'5 x 12'5, (3.78m x 3.78m), into alcoves, wood flooring, radiator, cast iron feature fireplace, cornice to ceiling, open through to:

**ORANGERY:** (rear): 17'6 x 9'0, (5.33m x 2.74m), extending beautifully from the dining room, seamlessly connecting to the stylish dining kitchen and opening out to an elevated, decked patio, perfectly designed for indoor-outdoor living and entertaining, double glazed bi-fold doors, laminate flooring, through to:

**DINING KITCHEN:** 21'5 x 10'6, (6.53m x 3.20m), maximum measurements, an outstanding, re-designed family dining kitchen incorporating a range of stylish and contemporary, high gloss, base, wall and drawer units, contrasting worktops, breakfast bar, integrated electric oven, induction hob, cooker hood, integrated fridge/freezer, dishwasher, single drainer sink unit with Quooker instant hot water tap, wine rack, spotlights to ceiling, double glazed window, double glazed door out to the garden, laminate flooring, oak flooring to the dining area, large pantry cupboard, door through to:

**GARAGE:** 15'2 x 13'1, (4.62m x 3.99m), electric roller door, plumbed for automatic washing machine, roll edge worktop, fitted storage



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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**FIRST FLOOR LANDING AREA:** split level landing with loft access, pull down ladders, we understand that the loft is fully boarded for storage purposes, door to:

**BATHROOM:** 9'3 x 7'7, (2.82m x 2.31m), superb sized family bathroom, showcasing "P" shaped bath with hot and cold mixer taps and shower spray, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, airing cupboard, fully tiled walls and floor, double glazed window, storage cupboard housing combination boiler

**BEDROOM ONE:** (dual aspect): 21'3 x 12'9, (6.48m x 3.89m), fabulous principal bedroom with maximum light flooding this gorgeous room, radiator, laminate flooring, wall lights, double glazed window to the front and full height double glazed picture windows overlooking the rear garden and with distant sea views, additional measurements of 13'3 x 5'2, (4.04m x 1.57m), laminate flooring, radiator, half height panelling, door to:

**W.C./WASHROOM:** low level w.c. with push button cistern, hand washbasin

**BEDROOM TWO:** (front): 15'3 x 11'6, (4.65m x 3.51m), measurements into alcoves and feature double glazed bay window, wood flooring

**BEDROOM THREE:** (rear): 13'0 x 10'2, (3.96m x 3.10m), into alcoves, radiator, double glazed window with stunning distant sea views, large double storage cupboard

**BEDROOM FOUR:** (front): 9'2 x 8'4, (2.79m x 2.54m), maximum measurements, radiator, double glazed window, wood flooring

**EXTERNALLY:** a wonderful retreat and oasis with raised decked patio enjoying elevated views over the garden area, steps down to the lawned garden and well stocked, mature borders, shed, outdoor bar, patio. To the front is a spacious, block paved double driveway with EV charging point, lawn and hedging.

#### 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: D

#### EPC RATING: TBC

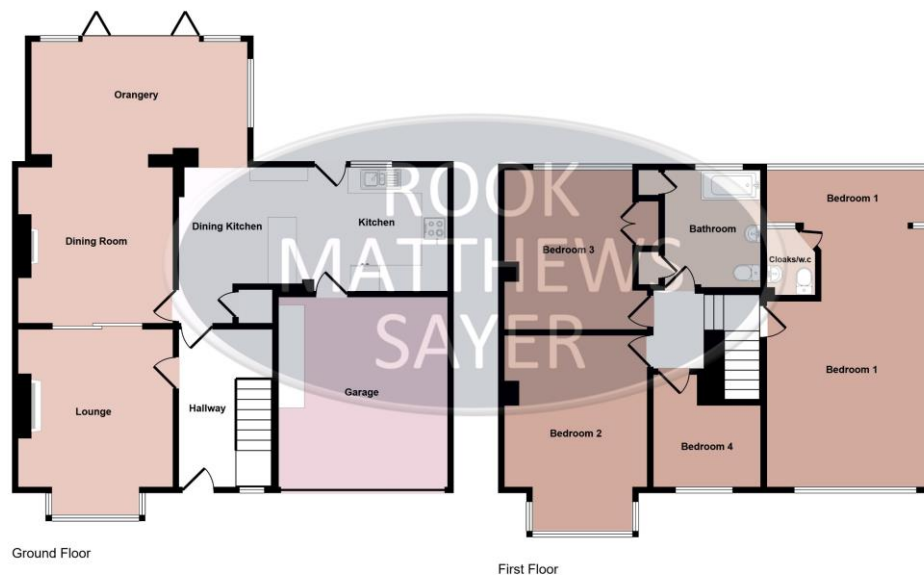
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

## Awaiting EPC Rating

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