



Otterburn Road | Preston Village | NE29 9BH

£400,000

Beautifully located in the highly sought after Preston Village, close to local schools, Inns, shops, bus routes and amenities. Approximately a five-minute drive from our fantastic coastline too! This fabulous, larger style, pre-war semi-detached home with Mock Tudor peak has the added benefit of no onward chain! We are in love with the space, light, features and upgrades on offer and a delightful, West facing garden is the icing on the cake as far as we are concerned! A welcoming entrance vestibule with large cloaks leads into the stunning hallway with original, turned, sweeping staircase up to the first floor, plasterwork and delft rack. The front facing lounge showcases a gorgeous fireplace with cast iron, arch, living flame fire, be-spoke shelving and storage, large bay window with shutter blinds allowing ample natural light into this wonderful room! Separate dining room with large picture window overlooking the garden area. Outstanding, re-fitted breakfasting kitchen with integrated appliances and access out to the garden. Impressive first floor landing, three double bedrooms, one with fitted storage. Luxurious, re-fitted shower room, fully tiled with sleek and stylish fittings. Westerly rear garden to the rear with lawned area, patio, side patio and garage, gated access to the large, block paved driveway and front garden.

ROOK
MATTHEWS
SAYER



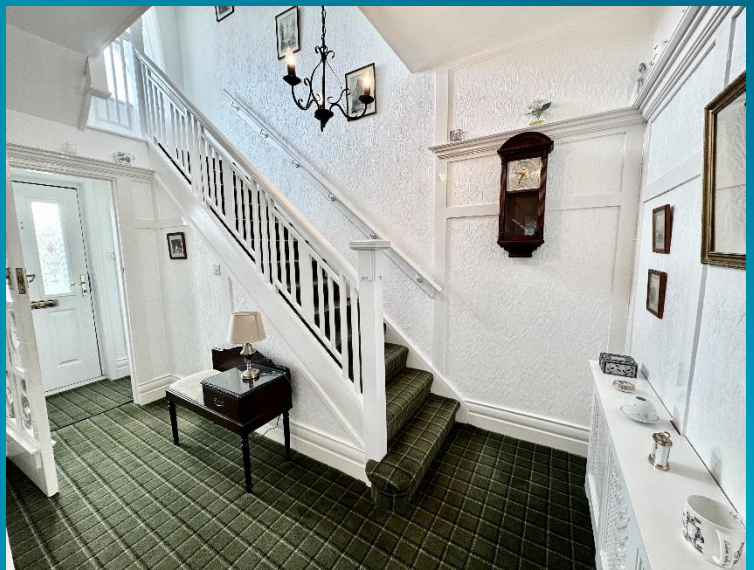
3



2



1



Composite Entrance Door to:

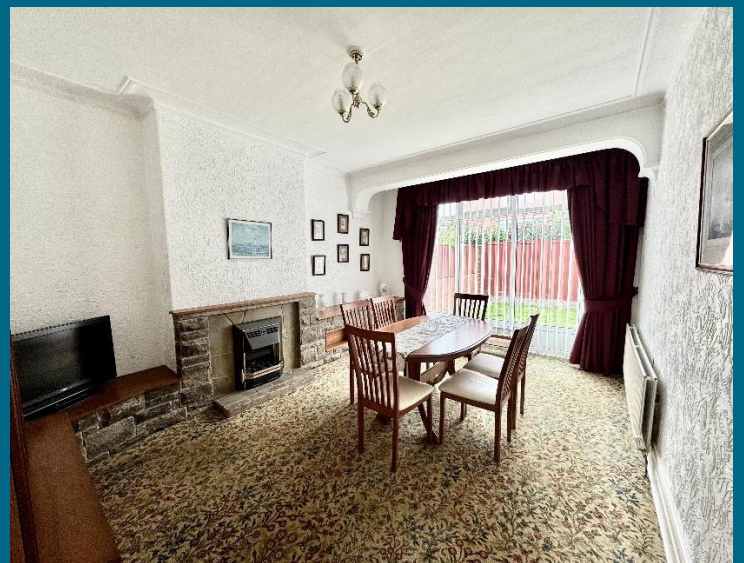
ENTRANCE VESTIBULE: door into large cloaks cupboard housing meters, double glazed window to front

ENTRANCE HALLWAY: a grand and quite fabulous hallway of excellent proportions, with original, turned, sweeping staircase up to the half and full landing area, feature panelling, delft rack, radiator and radiator cover, door to:

LOUNGE: (front): 16'0 x 13'3, (4.88m x 4.04m), with measurements into alcoves and feature double glazed bay window with fitted shutter blinds, allowing maximum light into the room. The alcoves are fitted with be-spoke shelving and storage space, beautiful feature fireplace, cast iron arch fireplace with living flame fire, radiator, cornice to ceiling

DINING ROOM: (rear): 16'4 x 12'2, (4.98m x 3.71m), large, separate dining room with measurements into alcoves, brick fireplace with gas fire, cornice to ceiling, radiator, double glazed picture window overlooking the rear garden

BREAKFASTING KITCHEN: (rear and side): 20'5 x 9'0, (6.22m x 2.74m), an outstanding, re-fitted family breakfasting kitchen with dual aspect and three double glazed windows, enjoying a stylish and elegant range of base, wall and drawer units, contrasting worktops, integrated electric oven, induction hob, cooker hood, single drainer sink unit with mixer taps, two radiators, spotlights to ceiling, integrated fridge and freezer, plumbing for dishwasher, double glazed door out to the garden



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



HALF LANDING AREA: double glazed window, turned staircase up to:

FIRST FLOOR LANDING: a spacious landing area with large airing cupboard, radiator, loft access, door to:

BEDROOM ONE: (front): 13'3 x 13'3, (4.04m x 4.04m), into alcoves, double glazed window with fitted shutter blinds, radiator

BEDROOM TWO: (rear): 14'0 x 9'6, (4.27m x 2.90m), excluding depth of fitted wardrobes, fitted shelving, radiator, double glazed window

BEDROOM THREE: (rear): 10'0 x 8'0, (3.05m x 2.44m), radiator, double glazed window

SHOWER ROOM: 8'9 x 6'7, (2.67m x 2.0m), a luxurious, re-fitted shower room, showcasing, walk-in double shower cubicle, chrome shower with ceiling mounted forest waterfall spray, recessed shelf, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome radiator, fully tiled walls and floor, spotlights to ceiling, two double glazed windows

EXTERNALLY: Imposing and spacious frontage with superb kerb appeal, with block paved path and large driveway, lawned area, gated access through to the side patio and rear garden. The rear garden is lawned with additional patio area and side patio, brick built outhouse housing combination boiler, access to the garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

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

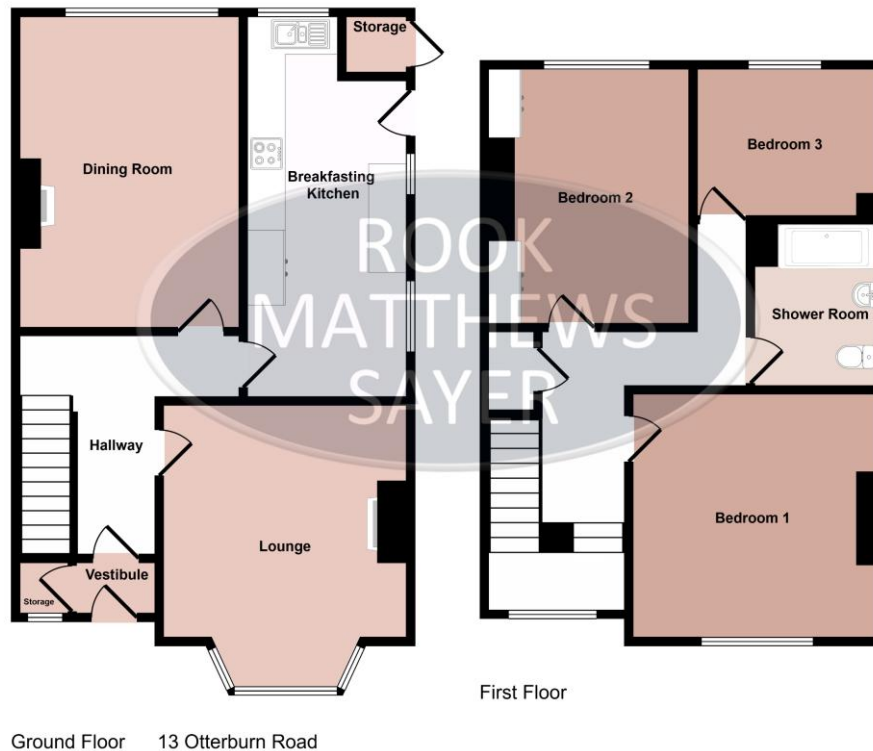
WB3209.AI.DB.21.07.2025.V.2



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



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.

"DoubleClick Insert Picture" EPC RATING

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.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

