



Willoughby Drive | Whitley Bay | NE26 3DY

**£450,000**

An outstanding, extended family home, beautifully positioned on this highly sought after street, within catchment for local schools rated Ofsted "outstanding". Close to the beach, town centre and most local amenities, Willoughby Drive offers a wonderful opportunity for any potential buyers wishing to secure a prime location and a stunning, spacious home. Boasting a sunny aspect to the gorgeous rear garden, spacious entrance porch, hallway, lounge with feature bow window, plinth, recess and electric stove fire, sliding contemporary doors opening into the separate dining room with French doors out to the garden, fabulous, open breakfasting kitchen with a stylish range of units, integrated appliances, breakfast bar and French doors out to the garden, separate utility room, downstairs cloaks/w.c. Bright and airy landing area, five superb sized bedrooms, contemporary shower room. Delightful, landscaped rear garden with patio, lawn and mature borders, front driveway, West facing garden and garage, EV charging point. Just beautiful! We love it!

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Double Glazed Patio Doors into:

**ENTRANCE PORCH:** laminate flooring, composite entrance door to:

**ENTRANCE HALLWAY:** impressive, light and airy hallway, with staircase up to the first floor, under-stair cupboard, cloaks cupboard, radiator, door to:

**LOUNGE:** (front): 15'3 x 13'2, (4.62m x 4.01m), into alcoves and feature double glazed bow window, fitted storage into alcove, plinth, recessed hearth, electric stove fire, radiator, oak doors through to:

**DINING ROOM:** (rear): 15'6 x 10'4, (4.72m x 3.15m), wood effect flooring, double glazed French doors out to the garden, cornice to ceiling, radiator

**BREAKFASTING KITCHEN:** (rear): 18'1 x 16'2, (5.53m x 4.93m), "L" shaped, extended kitchen, beautifully designed and re-fitted to incorporate a range of quality base, wall and drawer units, solid oak veneer worktops, breakfast bar, fitted seating with under-storage, integrated electric oven, induction hob, cooker hood, Belfast sink with brass instant hot water tap, double glazed window, brick effect tiling, double glazed French doors out to the garden, spotlights to ceiling, space for American Fridge Freezer, contemporary flooring, vertical radiator, door to:

**UTILITY ROOM:** 5'5 x 4'3, (1.65m x 1.29m), contemporary wall units, roll edge worktop, plumbed for automatic washing machine, laminate flooring, door to garage, door to:

**DOWNSTAIRS CLOAKS/W.C.:** vanity sink unit with brass mixer taps, low level w.c. with push button cistern, brick effect tiling, radiator, spotlights to ceiling, extractor fan, LVT flooring



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**FIRST FLOOR LANDING:** split level landing area, loft access with pull down ladders, we understand that the loft is mostly floored for storage purposes, storage cupboard

**BEDROOM ONE:** (front): 11'3 x 12'3, (3.34m x 3.74m), feature panelling to wall, attractive fitted wardrobes, double glazed window, radiator

**BEDROOM TWO:** (rear): 11'3 x 9'6, (3.39m x 2.80m), fitted storage, double glazed window, radiator

**BEDROOM THREE:** (front): 15'9 x 7'7, (4.80m x 2.31m), radiator, double glazed window

**BEDROOM FOUR:** (rear): 14'5 x 7'7, (4.39m x 2.31m), radiator, double glazed window, feature panelling to wall

**BEDROOM FIVE:** (front): 9'0 x 8'6, (2.74m x 2.59m), laminate flooring, radiator, double glazed window

**SHOWER ROOM:** 8'8 x 5'5, (2.64m x 1.65m), gorgeous re-fitted shower room, showcasing, shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, spotlights and panelling to ceiling, radiator, two double glazed windows

**EXTERNALLY:** West facing, private and enclosed rear garden, beautifully presented with patio, lawn and borders, outside tap. Front driveway, lawn and borders, EV charging point

#### 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: D

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Ground Floor 13 Willoughby Drive

First Floor

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	66 D	
39-54	E		
21-38	F		
1-20	G		

**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



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