



Meadow Vale | Shiremoor | NE27 0BD

£369,000

A beautifully presented, three story, detached family home on this gorgeous modern development. Meadow Vale is particularly sought after and boasts an excellent proximity to the Metro, local shops, schools and transport links, including the A1058, A19 North and South, Silverlink and Cobalt Business Park. Showcasing a generous and flexibly layout throughout, excellent for families, you are welcomed into an impressive, light and airy hallway with feature, central turned staircase up to the first floor and the benefit of access into a boot room, created by partially separating the garage area, downstairs cloaks/w.c., double doors open into the front facing dining room, rear lounge with fabulous, infinity fire and French doors into the conservatory. Stunning, re-fitted, high gloss breakfasting kitchen with integrated appliances and breakfast bar, access out to the garden area. Spacious first floor landing with stairs up to the second floor, luxurious family bathroom with separate shower cubicle, principle bedroom with fitted wardrobes and fantastic en-suite bathroom, showcasing both bath and shower cubicle. There are two further bedrooms to the first floor and one large double bedroom on the second floor along with a flexible study room. Private and enclosed rear garden, well presented and thought out with decked patio, feature gravelling, borders and gazebo, side gate providing access out to the front driveway and garage.

ROOK
MATTHEWS
SAYER



4



4



2



Double Glazed Entrance Door to:

ENTRANCE HALLWAY: an impressive, light and airy hallway with central, turned staircase up to the first floor, radiator, hard wood floor, door to:

DOWNSTAIRS CLOAKS/W.C.: floating vanity sink unit with mixer taps, low level w.c. with push button cistern, radiator, tiled splashbacks, hard wood floor

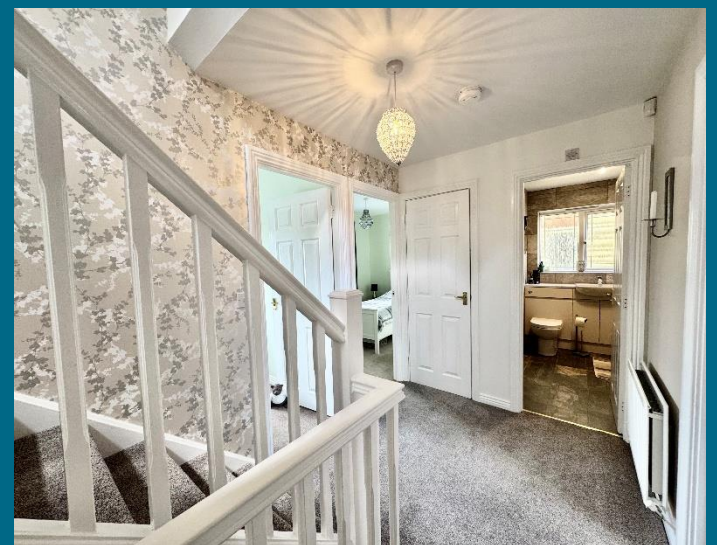
BOOT ROOM: 8'8 x 7'3, (2.68m x 2.22m), the current owners have created a stud wall to provide a useful boot room, with space still in the original garage for storage purposes

DINING ROOM: (front): 12'7 x 8'8, (3.87m x 2.68m), into bay, with double doors opening into this lovely room enjoying a feature double glazed bay window, radiator, laminate flooring, cornice to ceiling

LOUNGE: (rear): 14'8 x 11'6, 94.51m x 3.53m), with double glazed French doors opening into the conservatory, additional double glazed window, feature infinity fire with LED lighting, hard wood floor, radiator

CONSERVATORY: (rear): 11'9 x 11'7, (3.62m x 3.56m), double glazed French doors out to the garden, wood effect cushion flooring

BREAKFASTING KITCHEN: (rear): 14'1 x 9'8, (4.29m x 2.98m), fabulous, high gloss range of fitted base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, integrated fridge and freezer, dishwasher, washing machine, double glazed window, spotlights to ceiling, tile effect flooring, radiator, breakfast bar, double glazed door out to the garden area



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



FIRST FLOOR LANDING AREA: double glazed window, radiator, staircase up to the second floor, door to:

BEDROOM ONE: (rear): 15'1 x 11'4, (4.60m x 3.47m), including depth of two double wardrobes, providing excellent hanging and storage space, radiator, double glazed window, door to:

EN-SUITE BATHROOM: 8'4 x 6'5, (2.56m x 1.98m), luxurious en-suite, showcasing, bath with mixer taps, separate shower cubicle with chrome shower, high gloss floating vanity sink unit with mixer taps, low level w.c. with push button cistern, contemporary flooring, tiled splashbacks and shower area, radiator, double glazed window

BEDROOM TWO: (front): 11'3 x 7'4, (3.44m x 2.25m), storage cupboard, radiator, double glazed window

BEDROOM THREE: (front): 10'3 x 9'2, (3.13m x 2.80m), radiator, double glazed window

FAMILY BATHROOM: 8'1 x 6'8, (2.56m x 2.07m), gorgeous, spacious family bathroom with separate shower cubicle, chrome shower and additional forest waterfall spray, bath with mixer taps, vanity sink unit with mixer taps, low level w.c. with recessed flush, tile effect flooring, vertical radiator, double glazed window, fully tiled walls

SECOND FLOOR LANDING AREA: airing cupboard housing hot water tank, door to;

BEDROOM FOUR: (dual aspect): 15'9 x 12'3, (4.84m x 3.74m), a fabulous sized bedroom with two Velux windows, laminate flooring, radiator

STUDY: (rear): 9'3 x 6'5, (2.83m x 1.98m), some restricted head room, radiator, Velux window, laminate flooring

EXTERNALLY: enclosed rear garden, mainly low maintenance with feature gravelling, well stocked borders, decked patio and gazebo, gated access through to front driveway and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

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: C

WB3143.AI.DB.30.06.25.V.2



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



123 Meadow Vale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	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



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.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER