



Plessey Crescent | Whitley Bay | NE25 8QA

£460,000

An outstanding, extended and beautifully improved 1930's family home. Just a short walk from Marden Quarry Nature Reserve, the Metro, the vibrant town centre and approximately a ten minute walk from our stunning coastline, the location really is perfect! This property is also within the catchment for popular local schools. Retaining many beautiful original features, this gorgeous home has been stylishly upgraded. Offering flexible accommodation, the garage has been converted to provide a study, playroom or fourth bedroom. Spacious entrance porch, impressive hallway with original staircase, leaded light window and cloaks cupboard, lounge with feature bay window and contemporary electric fire. Magnificent, open plan living/dining and snug/garden room, with peninsula, Quartz worktops, stylish units, integrated appliances and Range Cooker, the snug/garden room showcases a fabulous log burner, fantastic for cosy evenings enjoying views over the garden, separate utility room, downstairs w.c. Generous landing area, three further bedrooms, all with fitted wardrobes, the principal with bay window. Luxurious re-fitted shower room with double shower cubicle and high gloss vanity unit. The garden is thoughtfully and lovingly designed and landscaped with well stocked, mature borders, lawn, multiple patios, summerhouse, garden shed and log store. To the front is an additional garden area with driveway for off street parking. Just beautiful throughout!

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ENTRANCE PORCH: LVT wood effect flooring, composite entrance door to:

ENTRANCE HALLWAY: impressive, spacious hallway with stunning, original turned staircase with light up to the first floor, original, stained leaded light arch window, original panelling, delft rack, vertical radiator, under stair cloaks with light and hanging space, LVT wood effect flooring, door to:

LOUNGE: (front): 16'0 x 12'3, (94.87m x 3.74m), into alcoves and double glazed bay window, intricate cornice and plasterwork, picture rail, radiator, contemporary electric fire

DINING KITCHEN: 26'7 x 14'7, (8.13m x 4.48m), maximum measurements, large skylight allowing maximum light into the room, open into the snug/garden room, making this a fabulous living/dining and entertainment space for friends and family. The dining kitchen is fitted with a stylish range of base, wall and drawer units and has quality contrasting Quartz worktops, Range multi-fuel cooker, (negotiable), cooker hood, integrated fridge/freezer, dishwasher and bin, vertical radiator, spotlights to ceiling, cornice, two double glazed windows, door into utility, LVT wood effect flooring and plenty of space for entertaining, through to:

SNUG/GARDEN ROOM: (rear): 10'2 x 8'2, (3.10m x 2.49m), two Velux windows, vertical radiator, stunning log burner, double glazed window, double glazed door out to the garden, LVT wood effect flooring:

UTILITY ROOM: 7'4 x 7'1, (2.25m x 2.16m), maximum measurements, into recess, fitted stylish base and wall units, combination boiler, plumbed for automatic washing machine, vinyl flooring, door to study/bedroom four, door from utility into:

DOWNSTAIRS W.C.: contemporary cloakroom, comprising hand washbasin with mixer tap, low level w.c. with recessed flush, tiled splashbacks, vertical radiator, fitted shelving, herringbone style vinyl flooring, cornice to ceiling, spotlights, extractor

STUDY/BEDROOM FOUR/PLAYROOM: (front): 7'0 X 8'11 (2.14m x 2.73m) currently used as an office and music room, this flexible room could easily facilitate a playroom or ground floor bedroom with double glazed window, radiator, cornice to ceiling

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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FIRST FLOOR LANDING AREA: loft access with pull down ladder, we understand that the loft area is floored for storage purposes, double glazed window, feature panelling, fitted shelving, door to:

SHOWER ROOM: 10'1 x 7'2, (3.07m x 2.19m), luxurious, re-fitted family shower room, showcasing double walk-in shower cubicle with chrome shower and additional forest waterfall spray, high gloss vanity sink unit with mixer tap, low level w.c. with push button cistern, tiled splashbacks, panelled shower area, radiator, two double glazed windows, vinyl flooring

BEDROOM ONE: (front): 16'5 x 9'9, (5.02m x 3.01m), into feature double glazed bay window and excluding the depth of the fabulous fitted wardrobes, providing ample hanging and storage space, radiator, picture rail

BEDROOM TWO: (rear): 14'3 x 11'0, (4.35m x 3.35m), including depth of sliding mirrored wardrobes, radiator, double glazed window overlooking the garden area

BEDROOM THREE: (front): 8'2 x 7'2, (2.49m x 2.19m), including depth of fitted wardrobe, radiator, double glazed window, cornice to ceiling

EXTERNALLY: beautifully designed and maintained, the rear garden is not directly overlooked and is enclosed with well stocked, mature borders, lawn and multiple patio areas for enjoying the sun throughout the day, summerhouse, garden shed and log store. Dusk-to-dawn light to side passageway and PIR security light to the rear. The front garden also benefits from a driveway and patio area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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: C

EPC RATING: C

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FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

