



Viscount Close | Shiremoor | NE27 0FP

£460,000

We have fallen in love with this show home standard, three story, utterly fabulous, double fronted detached family home. Enjoying a fantastic position on this highly sought after modern development, close to local schools, amenities, Metro and excellent transport links. The standard and space on offer is exceptional and the current owners have beautifully executed an extension, creating an open plan family living and dining kitchen with Central Island, concealed utility and doors out to the beautiful garden area, making a perfect space for family living, dining and entertaining. You are welcomed into an impressive hallway with feature turned staircase, high gloss tiled floor, contemporary downstairs cloaks/w.c., family lounge opening out to and overlooking the garden area with attractive feature fireplace and fire. The open plan living and dining kitchen boasts a central island, integrated appliances, media wall and French doors out to the garden area. Three spacious bedrooms to the first floor, bedroom two enjoying a stylish, fitted dressing room and gorgeous en-suite there is also a stunning family bathroom. To the second floor is a dream of a principal bedroom, with dual aspect allowing maximum light to flow through this fabulous room, luxurious fitted wardrobes and outstanding en-suite bathroom with separate shower cubicle, bath and "his and hers" on bench vanity sink units. A wonderful sunny aspect awaits you in the landscaped rear garden with patio areas, lawn, shed and

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Composite Entrance Door to:

ENTRANCE HALLWAY: An impressive, light and airy hallway with high gloss tiled floor, radiator, feature, turned staircase to the first floor, double glazed window, door to:

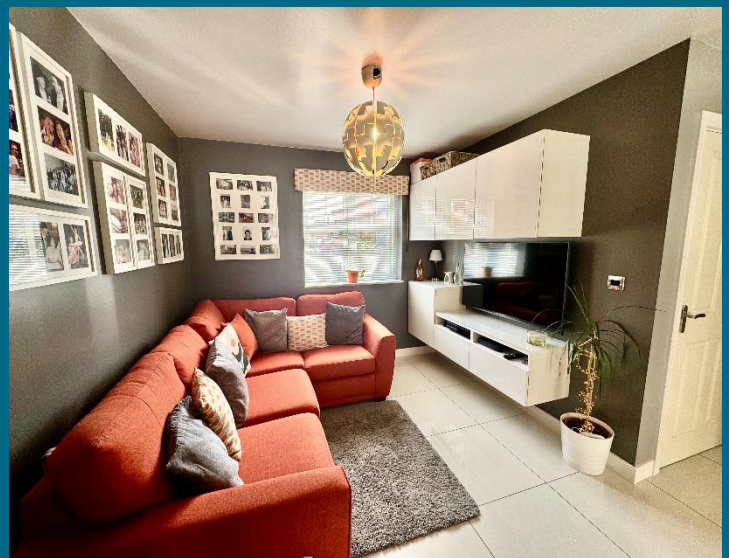
DOWNSTAIRS CLOAKS/W.C.: Contemporary and stylish cloaks, comprising of, pedestal washbasin with mixer taps, low level w.c. with recessed flush, fitted shelving, radiator, herringbone style tiling, tiled floor

LOUNGE: (rear): 18'8 x 12'8, (5.69m x 3.86m), into alcoves, a beautifully presented, light and airy lounge with attractive feature fireplace and electric fire, double glazed French doors opening out to the garden area, radiator, recessed spotlights

OPEN PLAN LIVING/DINING KITCHEN: (dual aspect): 33'0 x 13'2, (10.05m x 4.01m), an outstanding, open plan family living and dining kitchen, beautifully designed and re-fitted to showcase a central island, gas hob, stylish cooker hood, one and a half bowl sink unit with mixer taps, range of elegant and stylish base, wall and drawer units, contrasting worktops, integrated double oven, fridge freezer, wine cooler, dishwasher, second freezer, spotlights to ceiling, brick effect tiling, double glazed French doors out to the garden, additional double glazed door, recessed utility area concealed with contemporary sliding doors, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, fitted shelving, under-unit lighting, high gloss tiled floor, two large Skylights allowing excellent light. To the family area there is a fitted media wall, double glazed window, vertical radiator.

FIRST FLOOR LANDING AREA: double glazed window, spotlights to ceiling, storage cupboard with shelving, additional storage cupboard housing hot water tank, door to:

FAMILY BATHROOM: 6'9 x 6'5, (2.06m x 1.96m), splendid bathroom comprising of, bath with mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fitted mirror, modern tiling, spotlights to ceiling, modern flooring, radiator, double glazed window





BEDROOM TWO: (rear): 11'1 x 9'5, (3.38m x 2.87m), spacious double bedroom with radiator, double glazed window, door to:

DRESSING ROOM: 5'1 x 5'0, (1.55m x 1.52m), excluding depth of attractive fitted wardrobes providing ample hanging and storage space, spotlights to ceiling, radiator, door to:

EN-SUITE SHOWER ROOM: Stylish en-suite, showcasing, shower cubicle with chrome shower, half pedestal washbasin with mixer taps, low level w.c. with recessed flush, laminate flooring, spotlights to ceiling, tiled shower area and splashbacks, double glazed window, extractor, radiator

BEDROOM THREE: (rear): 11'0 x 9'2, (3.35m x 2.79m), radiator, double glazed window

BEDROOM FOUR: (front): 9'9 x 9'7, (2.97m x 2.92m), radiator, double glazed window

ADDITIONAL LANDING: turned staircase up to:

BEDROOM ONE: 24'6 x 16'6, (7.47m x 5.03m), plus depth of high gloss fitted wardrobes, two double glazed dormer windows, three Velux windows, two radiators, loft access with pull down ladders, we understand that the loft is floored for storage purposes, door to:

EN-SUITE BATHROOM: 9'4 x 8'6, (2.84m x 2.59m), we doubt you will ever want to leave this fabulous en-suite bathroom, showcasing a bath, with hot and cold mixer taps and shower spray, separate shower cubicle with chrome shower and additional forest waterfall spray, "his and hers" on bench vanity sink units, low level w.c. with push button cistern, Velux window, spotlights to ceiling, tiled floor, modern tiling to walls, chrome towel radiator

EXTERNALLY: This beautiful, landscaped garden has been lovingly designed and substantially improved at much cost, enjoying a sunny aspect, patio areas, lawn, raised borders, shed, awning, outside tap, outside electrics, gated access to, double length driveway and garage, which is fitted with light and power, storage, spotlights, additional loft access with flooring, providing superb storage, outside light. Front lawned garden area, gated access to the rear garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

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.

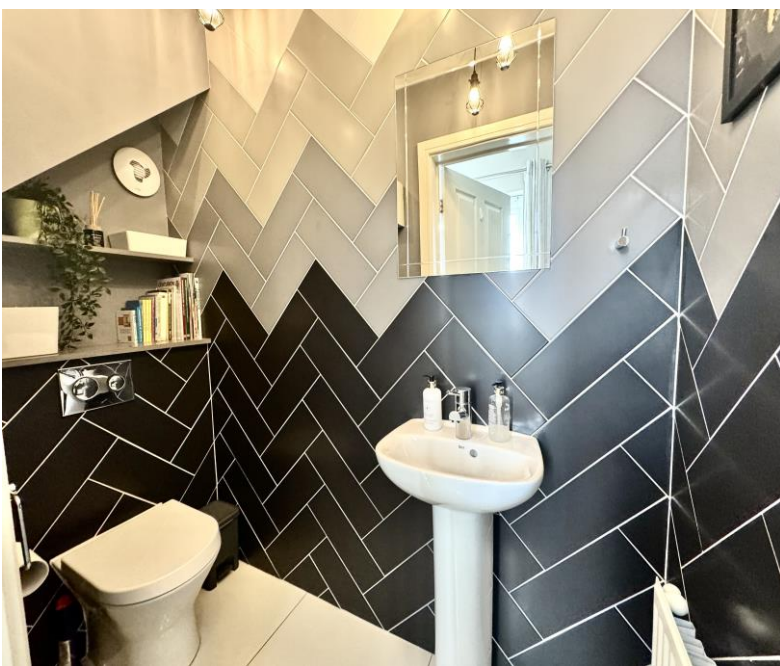
TENURE

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: E

EPC RATING: C

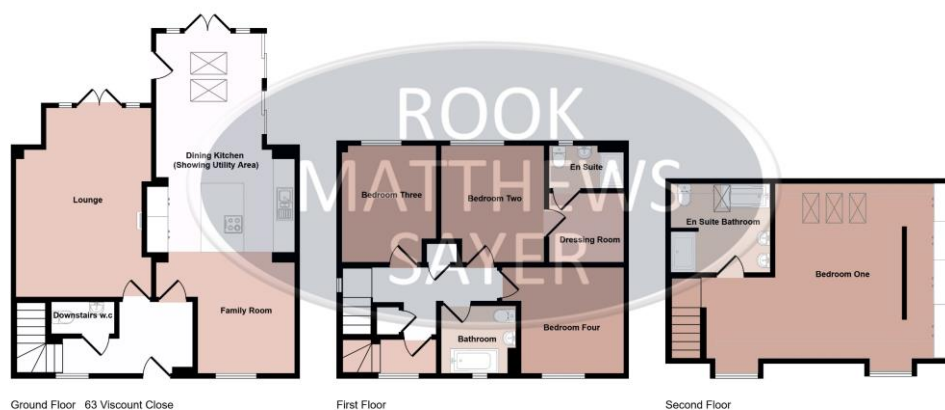
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Ground Floor 63 Viscount Close

First Floor

Second Floor

Denotes head height below 1.5m

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 Magic Shapery 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 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.

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