



Peregrine Way| Abbey Heights | NE15 9FE

£374,995



4



1



2

Detached Family Home

Large Rear Garden

Four Bedrooms

Ensuite/Bathroom/W.C

Spacious Lounge

Utility Room

Open Plan Kitchen/Diner

Garage

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Presenting a well-appointed four-bedroom detached house, superbly situated at Peregrine Way in Abbey Heights. This ideal family home is perfectly suited for both growing families, offering a comfortable and modern living environment in a convenient location.

Upon entering, you are immediately welcomed into a spacious open-plan kitchen that seamlessly incorporates a dedicated dining space. This area provides a central hub for family meals and entertaining, promoting both functionality and social interaction. The property features a well-proportioned reception room, offering a perfect retreat for relaxation or entertaining guests.

Upstairs, the bedroom boasts a modern en-suite, providing an added touch of luxury and privacy. Two additional spacious bedrooms offer generous accommodation for family or guests, while a single bedroom is ideal for a child a versatile study, or a home office.

One of the standout features of this home is its private garden, ideal for outdoor activities, family gatherings, or simply unwinding after a busy day. The property is positioned close to excellent public transport links, highly regarded schools, and a wide range of local amenities, ensuring convenience and ease of day-to-day living.

This delightful home represents a rare opportunity in a sought-after part of Newcastle upon Tyne. With its open-plan living spaces, multiple bedrooms, and garage and garden, it delivers a practical yet stylish solution for modern family living. Arrange your viewing today to fully appreciate everything this property has to offer.

Hall
Stairs to first floor and central heating radiator.

Cloakroom/W.C
Fitted with low level W.C, wash hand basin, central heating radiator and extractor fan.

Lounge 21' 4" x 11' 2" (6.50m x 3.40m)
Double glazed windows to the front and side of the property, television point and a central heating radiator.

Kitchen/Dining Area
21' 4" x 11' 9" (6.50m x 3.58m) Plus Large Recess
Open plan kitchen with dining area, fitted with a range of wall and base units, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with extractor hood over, eyelevel oven and grill and oven, two central heating radiators, and a double glazed windows to the side and rear, and a double-glazed French doors to the rear garden.

Utility Room
6' 7" x 6' 1" (2.01m x 1.85m) plus storage
Fitted base units with 1 ½ bowl stainless steel sink, mixer tap and drainer, integrated washing machine, central heating boiler and door leading to external.

Landing
Double glazed window, central heating radiator, access to the loft, and an airing cupboard.

Bedroom One 11' 7" plus recess x 9' 5" plus recess
(3.53m x 2.87m)
Double glazed window and a central heating radiator.

Ensuite
Fitted with a low level W.C with concealed cistern, wall mounted wash hand basin, double shower cubicle, extractor fan, chrome heated towel rail, part tiled walls, tiled flooring, recessed downlights and a double glazed window,

Bedroom Two L shaped room 11' 7" Max x 10' 5" Max (3.53m x 3.17m)
Double glazed window to the front and a central heating radiator.

Bedroom Three 10' 8" max x 8' 7" plus recess (3.25m x 2.61m)
Double glazed windows to the front, side and rear and a central heating radiator.

Bedroom Four 9' 6" x 8' 5" (2.89m x 2.56m)
Double glazed window to the rear and a central heating radiator.

Bathroom
Fitted with a three piece white bathroom suite comprising low level W.C with concealed cistern, wall mounted wash hand basin, panel bath, part tiled walls and flooring and a double glazed window,

Exterior

Front Garden

Lawn with driveway providing off street parking for two vehicles, access to garage and side gate leading to the rear garden.

Rear Garden

Enclosed garden which is mainly laid to artificial lawn, paved seating and decked areas and access to garage.

Garage 20' 2" max x 10' 4" max (6.14m x 3.15m) Door width TBC
Up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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.

ACCESSIBILITY

This property has accessibility adaptations:

- Level access
- Suitable for wheelchair users

TENURE

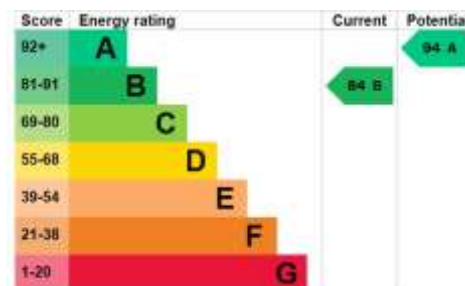
Managed Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. There is an annual management charge of £110 per annum.

The property is also subject to NHBC Warranty (National House Building) which has 7 years remaining from 2025.

COUNCIL TAX BAND: E

EPC RATING: B

WD8431.BW.AF.11/11/2025.V.1.



T: 0191 2671031

westdenton@rmsestateagents.co.uk

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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.