



Beech Grove | Whitley Bay | NE26 3PL

£620,000

An exceptional and beautifully presented five bedroom home, offering generous and versatile accommodation arranged over three impressive floors. Finished to a high standard throughout, this stunning property perfectly blends elegant character with contemporary design, creating an ideal home. The ground floor opens with a welcoming entrance hallway which immediately sets the tone with its sense of space and quality. To the front is a superb formal living room, flooded with natural light from the bay window and enhanced by a feature fireplace and classic detailing. A second reception room to the rear provides a relaxed space with views across the garden and direct access outdoors. At the heart of the home lies the outstanding open-plan kitchen. Beautifully designed, this striking space features a large central island, sleek contemporary units, integrated appliances and skylights which fill the room with natural light. It offers the perfect setting for both everyday life and entertaining on a larger scale. A separate utility room provides excellent practicality, along with internal access to the garage, while a stylish ground floor WC completes the level. The first floor offers three generous bedrooms, including an elegant principal bedroom with a modern en-suite bathroom. The remaining bedrooms are served by a spacious family bathroom. The second floor continues the theme of space and flexibility, providing two further bedrooms, a separate study and a beautifully appointed shower room en-suite. Externally, the property enjoys a private driveway and an integral garage. To the rear is a delightful enclosed garden, featuring a paved patio area for outdoor dining and a well-maintained lawn, perfect for both relaxation and entertaining. This outstanding home offers an exceptional level of space, style and functionality, making it a truly impressive property in a highly desirable residential location

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ENTRANCE PORCH: An inviting and practical space flooded with light. Part glazed entrance door, double glazed external windows, single glazed internal windows, tiled floor, ceiling cornicing, door to:

HALLWAY: An impressive and welcoming entrance hallway. Featuring wood flooring and offering an understairs cloaks area, radiator, wood flooring, ceiling cornicing, ceiling rose, dado rail, feature staircase with spindled balustrade, door to:

LIVING ROOM 14'1" x 12'10" (4.29m x 3.92m): A beautifully proportioned formal lounge positioned to the front of the property. Bay window with double glazed windows and plantation shutters, radiator, feature fireplace with surround and log burning stove, ceiling rose, decorative ceiling cornicing, TV point, carpet flooring.

OPEN PLAN KITCHEN 13'9" x 15'4" (4.19m x 4.67m) + **9'3" x 10'6"** (2.82m x 3.2m) A truly outstanding open-plan space forming the heart of the home. Large central island with breakfast bar, contemporary fitted wall and base units, integrated ovens, hob, cooker hood and dishwasher, quartz work surfaces, Belfast basin with Quooker tap, feature pendant lighting, recessed spotlights, skylights, double glazed windows, external door to garden, wood flooring, radiator, door to:

W.C.: Stylishly presented and conveniently positioned, ideal for guests and everyday use. Featuring a handwash basin and integrated cistern W.C., wood flooring.

UTILITY & GARAGE: A utility area between the kitchen and garage with plumbing for a washing machine and useful storage cupboard. The garage provides an ideal space for storage with the added convenience of an electric roller door providing access to the front drive.

LIVING ROOM 13'11" x 13'7" (4.23m x 4.13m): A superb second reception room overlooking the rear garden. Double glazed French doors to garden, radiator, TV point, carpet flooring, ceiling cornicing.

FIRST FLOOR LANDING: A spacious and light landing area with access to all first floor accommodation and onward staircase to the second floor. Carpet flooring, radiator, storage cupboard with immersion heater, dado rail, ceiling cornicing, door to:

BEDROOM ONE 13'2" x 12'11" (4.01m x 3.93m) An elegant and generously sized principal bedroom to the front of the property, offering a calm and luxurious retreat. Double glazed window, radiator, carpet flooring, fitted wardrobes, ceiling cornicing, ceiling rose, door to:

EN-SUITE 9'6" x 5'10" (2.89m x 1.79m) A contemporary en-suite bathroom finished to a high standard with stylish fittings and tiling. Panel bath with overhead shower, vanity wash basin with storage, integrated cistern W.C., chrome towel radiator, fully tiled floor, part tiled walls, recessed spotlights, frosted double glazed window.

BEDROOM TWO 12'7" x 10'0" (3.85m x 3.05m) A spacious double bedroom overlooking the rear garden. Double glazed window, radiator, carpet flooring, feature panelled wall.

BEDROOM THREE 12'10" x 6'11" (3.92m x 2.10m) A well-proportioned bedroom to the front. Double glazed window, radiator, carpet flooring.

BATHROOM 9'11" x 5'10" (3.03m x 1.78m) A lovely family bathroom featuring a modern suite. Bath with integrated shower head, walk in shower cubicle, chrome towel radiator, low level cistern W.C., pedestal basin, part tiled walls, wood flooring, recessed ceiling lighting, frosted double glazed window.

SECOND FLOOR LANDING Providing access to the upper floor accommodation with useful storage. Carpet flooring, loft access hatch, door to:

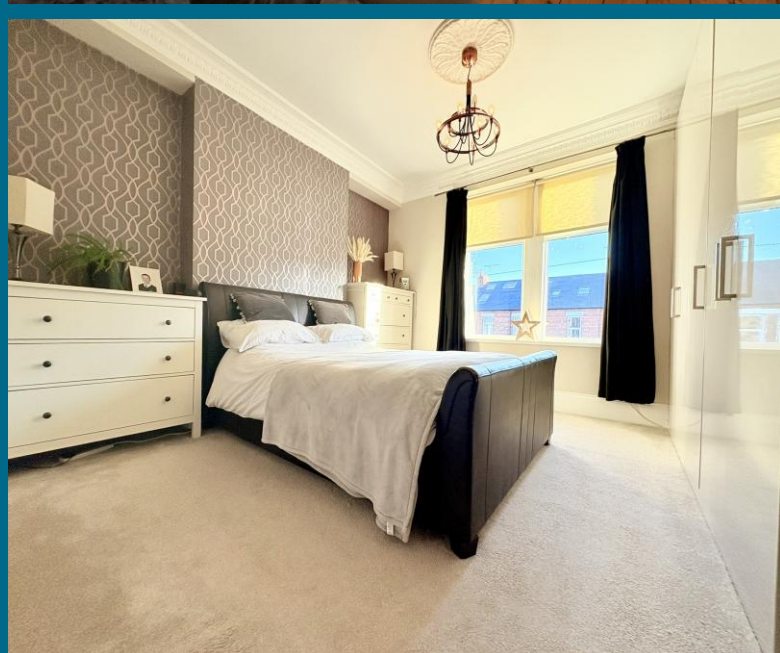
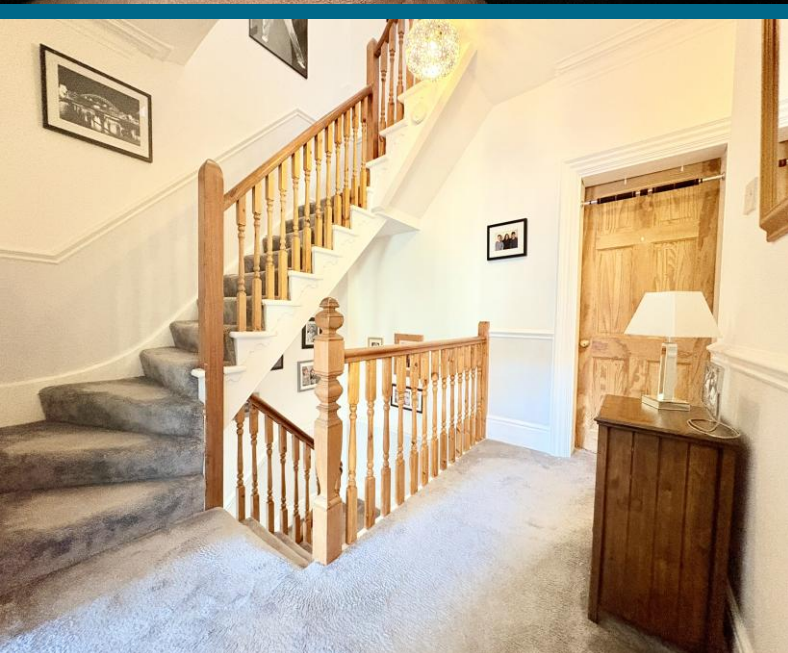
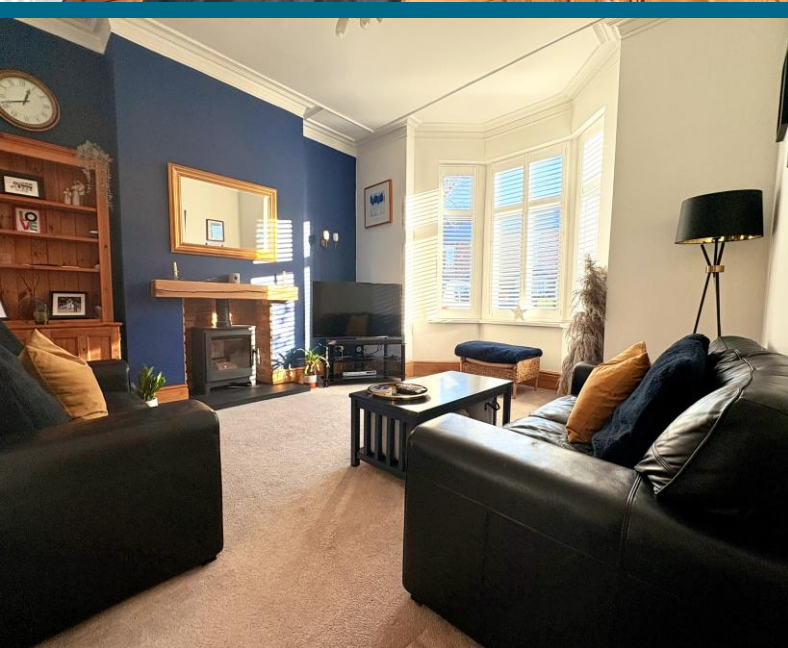
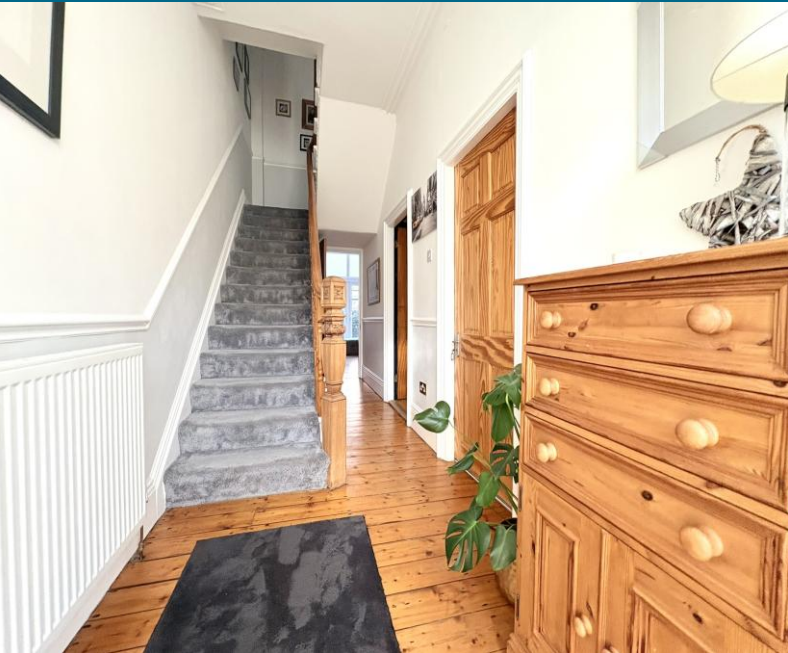
BEDROOM FOUR 15'7" x 10'2" (4.74m x 3.10m) A fantastic double bedroom with bay window and fitted wardrobes, benefitting from its own en-suite facilities. Dormer with double glazed window, radiator, wood flooring, fitted wardrobes, storage cupboard, access to eaves,

EN-SUITE 7'0" x 5'10" (2.13m x 1.79m) A modern and well-appointed shower room. Walk-in shower enclosure, vanity wash basin with storage, integrated cistern WC, heated towel rail, fully tiled walls and floor, skylight window.

BEDROOM FIVE 11'8" x 9'6" (3.55m x 2.90m) Another generous bedroom, flooded with light from the dormer bay window. Dormer with double glazed window, radiator, wood flooring.

STUDY: 12'9" x 6'11" (3.89m x 2.11m) A superb home office or study space, ideal for modern home working. Double glazed bay dormer window, radiator, carpet flooring.

EXTERNALLY: A good-sized, enclosed North Westerly rear garden boasting plenty of sunshine on those sunny days offering a perfect balance of entertaining and family space, with a paved patio and attractive lawned area. The front of the property benefits from a drive for off-street parking and access to the garage



T: 0191 2463666
whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

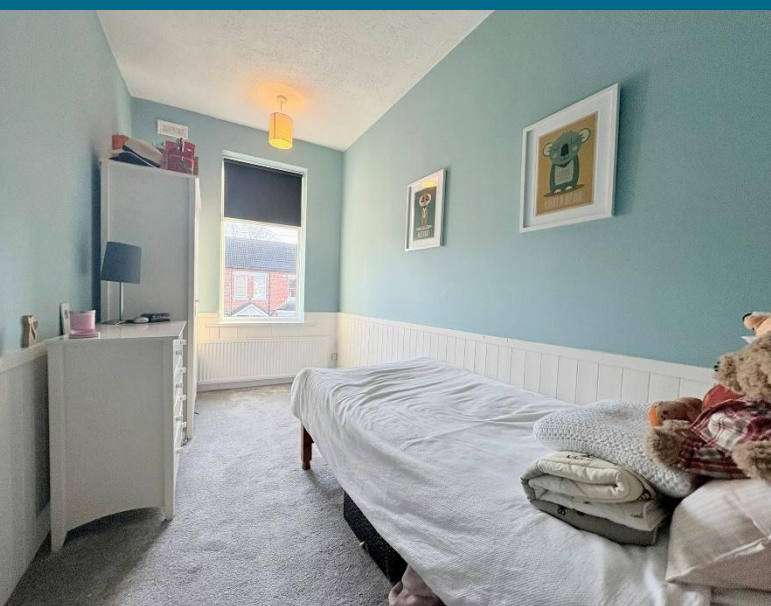
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains /Gas/Wood Bumer
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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

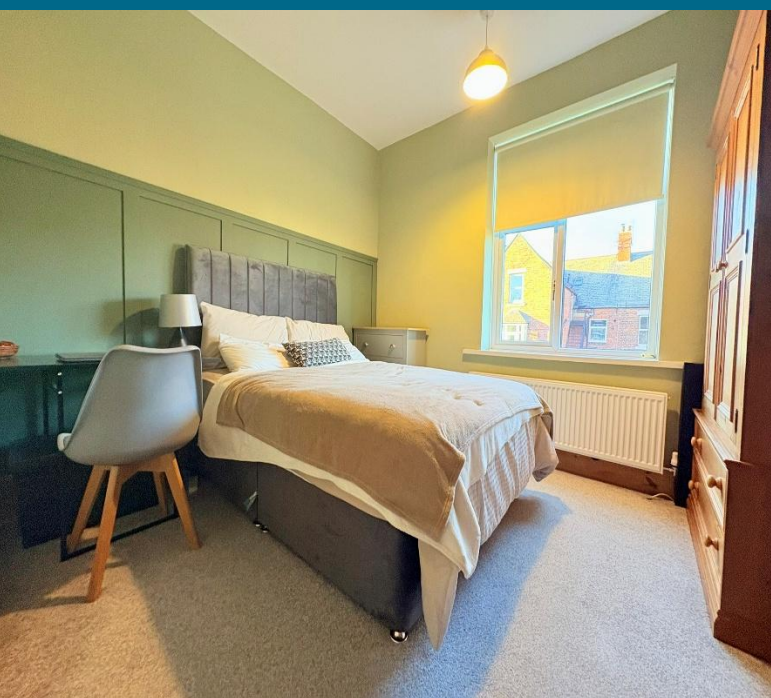
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



COUNCIL TAX BAND: D

EPC RATING: D

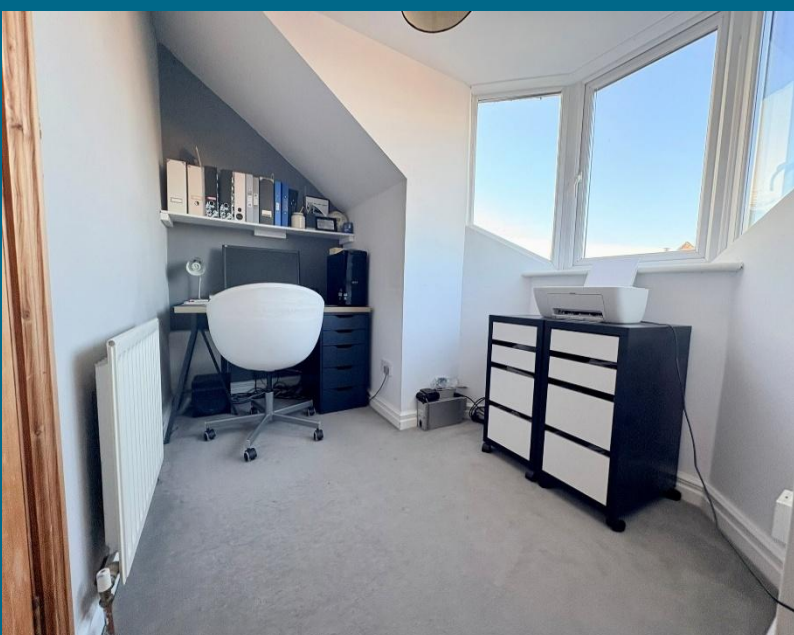
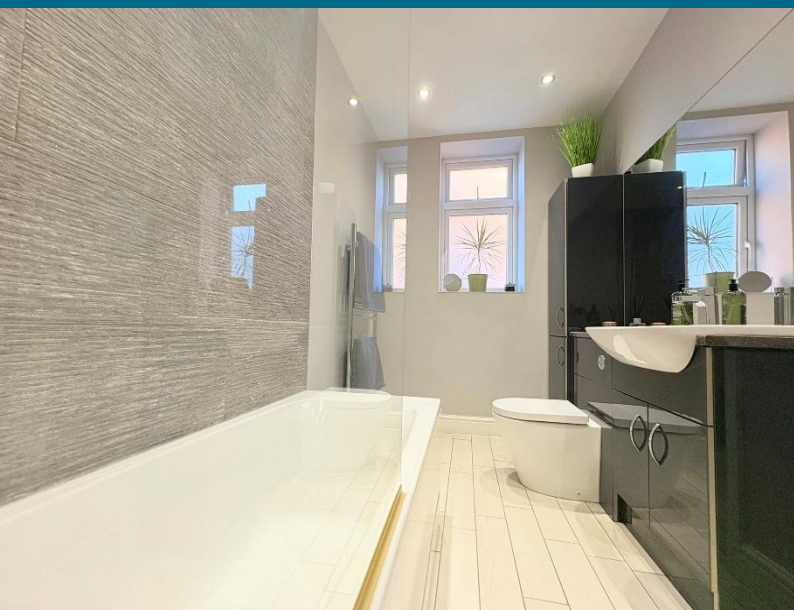
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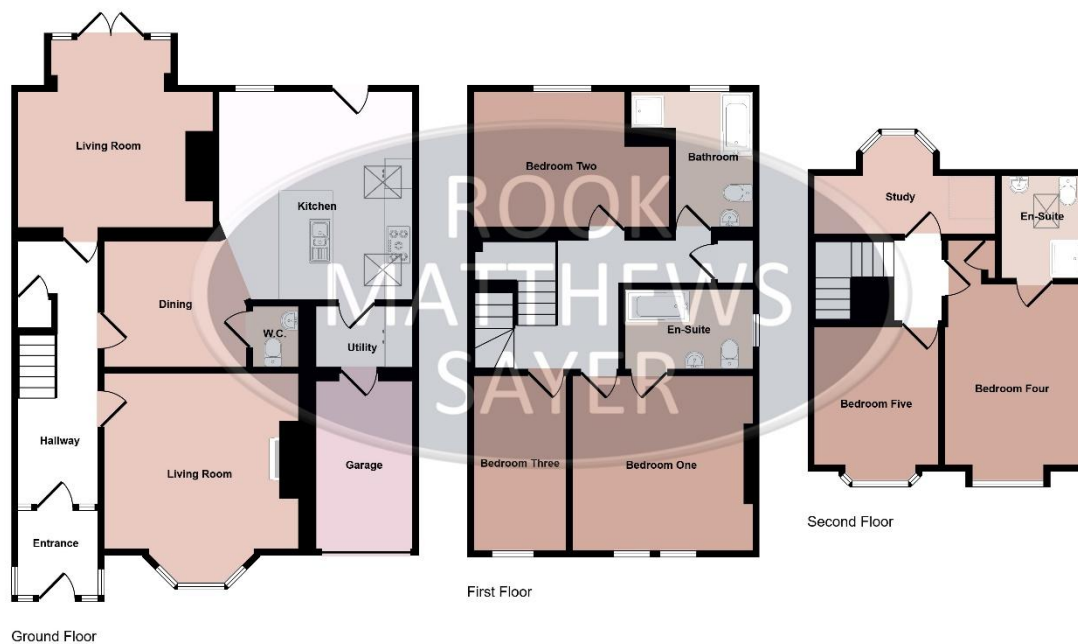


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Denotes head height below 1.5m

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 Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 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.

