



Coanwood Drive | West Park, Whitley Bay | NE25 9GB

**£525,000**

We can't wait for you to see this outstanding, double fronted, family detached home on the sought after West Park development. Within catchment for Whitley Bay High School, close to the Metro, Sainsbury's, Monkseaton Village and approximately a five minute drive from our gorgeous beaches and the vibrant Whitley Bay town centre. West Park is also close to excellent transport links making it perfect for commuting or relaxing by the coast! The double fronted style and corner position of this beautiful home allows for ample natural light and superb versatility for the family, with an impressive entrance hallway, downstairs cloaks/w.c. Dual aspect lounge with attractive feature fireplace and electric fire and French doors out to the garden area. Front and side snug, perfect for reading, working, music, relaxing or as a playroom, with feature bay window, stunning family dining kitchen with a stylish and contemporary range of units, integrated appliances and French doors out to the garden. Split level first floor landing with storage, four excellent sized bedrooms, all with fitted storage, the principal also showcasing an en-suite shower room, a splendid, modern family bathroom completes the first floor accommodation of this lovely home. Large, landscaped garden to the rear with delightful North-Westerly aspect, large patio, lawn and mature, well stocked borders, side garden area, front, enclosed garden, large double width driveway and double garage! Just beautiful!

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**Four Bedroom Double Fronted**

**Superb Corner Plot, Large**

**Ample Parking, Double**

**Outstanding Standard, Ample Light**

**Within Catchment for Excellent Schools**

**Close to Metro and Coast**

**Family Lounge, Separate Snug**

**Stunning Dining Kitchen**



T: 0191 2463666

Branch [whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** impressive "L" shaped hallway with cloaks storage, under stair recess, radiator, two double glazed windows, contemporary flooring, door to:

**DOWNSTAIRS CLOAKS/W.C.:** stylish cloaks with pedestal washbasin, mixer taps, low level w.c. with push button cistern, radiator, double glazed window, mirrored wall, modern tiling to walls and floor

**LOUNGE:** (dual aspect): 14'9 x 14'7, (4.50m x 4.45m), a beautiful, light and airy family room with front facing double glazed window, double glazed French door out to the garden area, two radiators, two double glazed windows, contemporary flooring, attractive feature fireplace with modern electric fire

**SNUG:** (front and side): 12'1 x 11'2, (3.68m x 3.40m), into feature, double glazed bay window, additional double glazed window, contemporary flooring, radiator

**DINING KITCHEN:** (dual aspect): 22'3 x 12'0, (6.78m x 3.66m), a stunning family dining kitchen, perfect for dining and entertaining. Again, enjoying a wonderful dual aspect with ample natural light via the four, double glazed windows, double glazed French door out to the garden area. The kitchen is fitted with a stylish, contemporary range of white base, wall and drawer units, contrasting worktops, under-unit lighting, one and a half bowl sink unit with mixer taps, integrated eye level double oven, gas hob, cooker hood, integrated fridge and freezer, dishwasher, washer/dryer, central heating boiler, spotlights to ceiling, modern splashbacks and radiator

**FIRST FLOOR LANDING AREA:** split level first floor landing with radiator, double glazed window, storage cupboard housing hot water tank, door to:

**BEDROOM ONE:** (dual aspect): 19'8 x 11'1, (5.99m x 3.38m), maximum measurements, fabulous sized principal bedroom with stylish fitted wardrobes, two double glazed windows, radiator, door to:

**EN-SUITE SHOWER ROOM:** stylish en-suite showcasing, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, modern tiling, tiled floor, double glazed window

**BEDROOM TWO:** (dual aspect): 14'9 x 10'2, (4.50m x 3.10m), two double glazed windows, stylish fitted wardrobes, radiator

**BEDROOM THREE:** (front): 11'4 x 8'0, (3.45m x 2.44m), double glazed window, radiator, fitted wardrobes

**BEDROOM FOUR:** (front): 11'4 x 8'8, (3.45m x 2.64m), including depth of fitted wardrobes, radiator, double glazed window, storage cupboard

**FAMILY BATHROOM:** modern and stylish bathroom, comprising of, bath with mixer taps, pedestal washbasin, low level w.c. with push button cistern, low level w.c. with push button cistern, radiator, tiled floor, modern tiling to walls, double glazed window, spotlights to ceiling

**EXTERNALLY:** large double garage with up and over doors, storage, shelving, power and lighting, double width front driveway, gated access to large private rear garden. The rear garden has been beautifully thought out and landscaped by the current owners, with large patio area, lawn, mature, well stocked borders and fencing. The front and side gardens are enclosed, walled and gated

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Double 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

**SERVICE CHARGE:** Approximately £10 per month for landscaping

**COUNCIL TAX BAND:** F

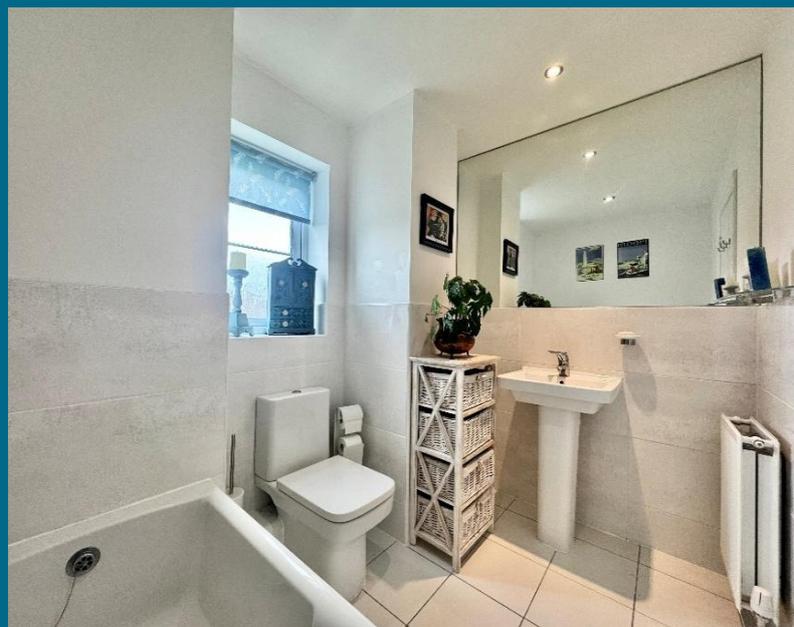
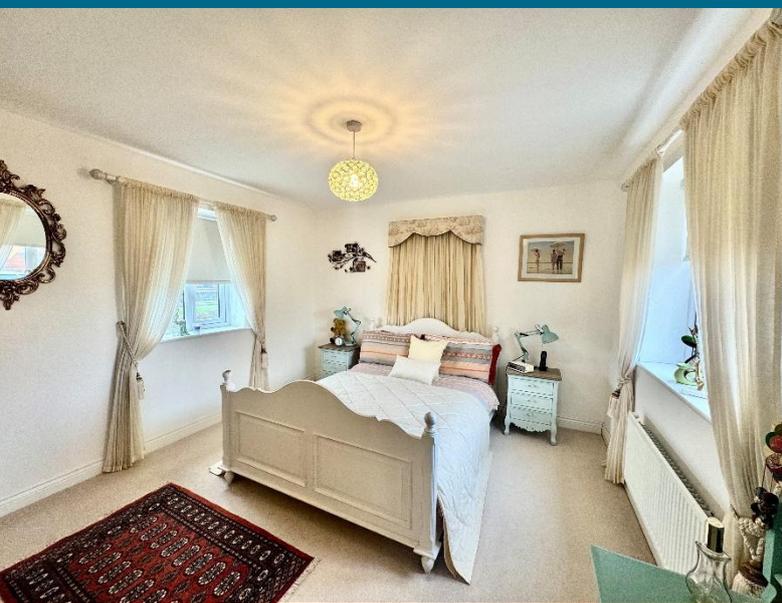
**EPC RATING:** TBC

WB3254.AI.DB.23.02.2026.V.2

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