



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!

RMS | Rook
Matthews
Sayer



4



2



2

Four Bedroom Double Fronted

Superb Corner Plot, Large

Ample Parking, Double

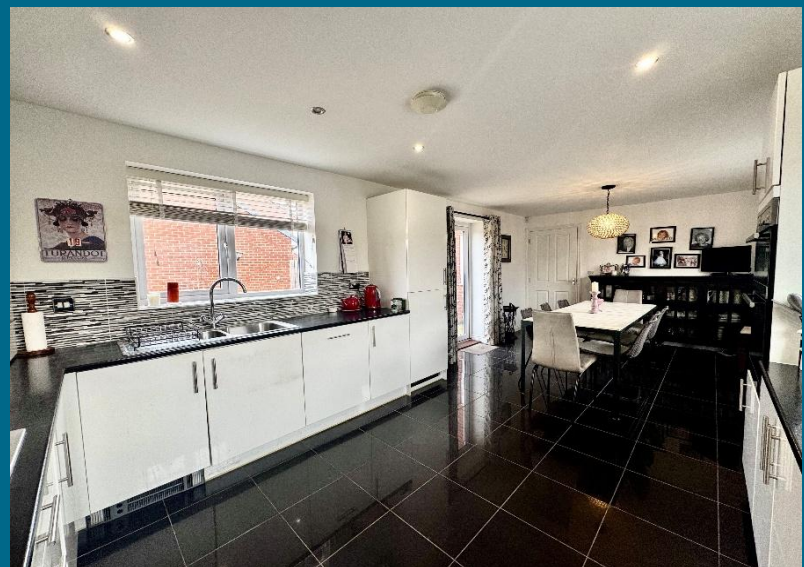
**Outstanding Standard, Ample
Light**

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

RMS | Rook
Matthews
Sayer

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

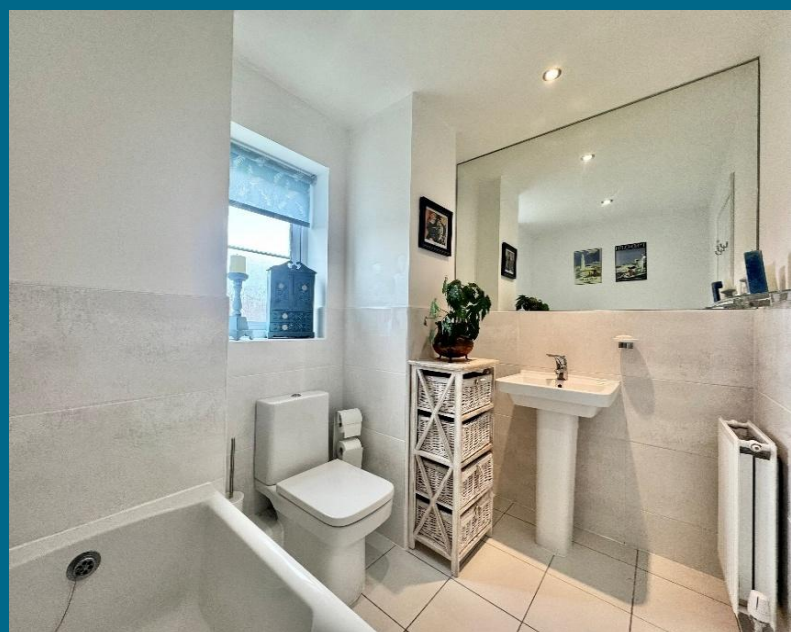
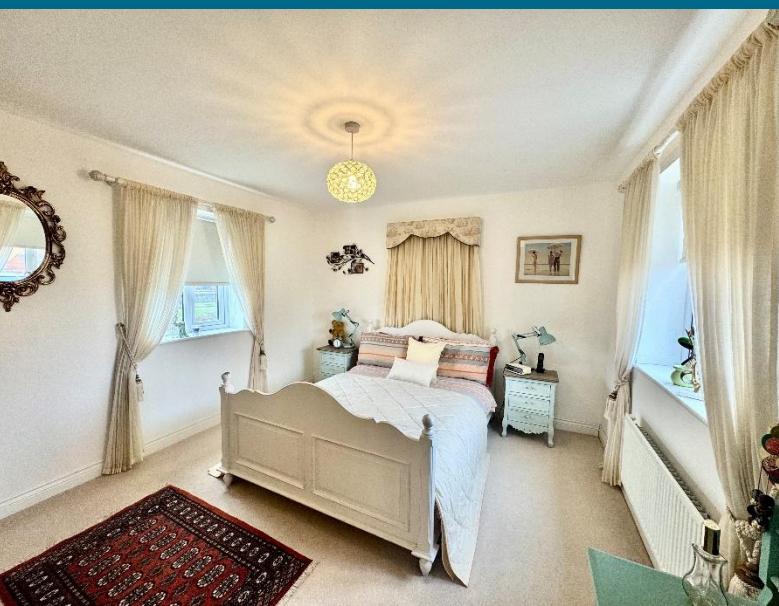
EPC RATING: C

WB3254.AI.DB.23.02.2026.V.2

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		