



Ridge Way | Wallsend | NE28 9FF

**£330,000**

Presenting an immaculate, modern four-bedroom detached home, an excellent choice for families seeking space, style, and convenience on Ridge Way, East Benton Rise.

Upon entering this fantastic home, the welcoming hallway leads to a bright and airy lounge, and to the right, a second versatile reception room (formerly the garage). The real hub of the home is the stunning open-plan dining kitchen, complete with a range of integral appliances and quartz worktops, creating a fabulous area perfect for family gatherings and entertaining, with French doors opening onto the garden. A useful utility room and guest W.C. complete the ground floor.

The first floor is equally impressive, featuring a generous landing and four well-sized bedrooms, providing ample space for a growing family. Bedroom two benefits from French doors leading to a delightful balcony. The master boasts fitted wardrobes and a stylish en-suite, while the attractive family bathroom ensures convenience for all.

With generous gardens to the front and rear, and a double-width driveway, this immaculately presented home is ideally positioned for access to both coast and city, as well as nearby local amenities and "The Rising Sun Country Park." Truly worthy of an early internal inspection to avoid disappointment.

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**Beautiful Detached Family Home**

**Highly Sought After Location**

**En Suite & Guest W.C.**

**Balcony To Bedroom Two**

**Gardens & Double Width Driveway**

**Freehold**

**Council Tax: D**

**EPC: C**

**ENTRANCE HALLWAY:** Enter through a composite front door into the entrance hallway, which features a full-length radiator and a staircase leading to the first floor.

**LOUNGE:** 11'1 x 15'8 (3.37m x 4.77m). The lounge benefits from a log burner set in an inglenook fireplace with a slate hearth, with alcoves adding additional character. The room is complete with a radiator, a double-glazed window to the front, and double glass doors leading to the kitchen diner.

**SITTING ROOM:** 15'5 x 8'9 (4.69m x 2.66m). The second living area, previously a garage, provides a versatile space for a family room or home office. It offers a double-glazed window to the front, a double radiator, and spotlights to the ceiling.

**KITCHEN DINER:** 18'3 x 10'2 (5.56m x 3.09m). Fitted with a range of wall and base units with Silestone worktops, a 1½ bowl sink unit, a built-in double electric oven, induction hob, and extractor hood. There is an integrated fridge freezer and dishwasher. Additional features include spotlights to the ceiling, an understairs cupboard/pantry, a radiator, and a door to the utility room.

**UTILITY:** 7'9 x 5'2 (2.36m x 1.57m). The utility offers wall and base units with space for both a washing machine and tumble dryer, a radiator, and a door leading to the downstairs WC.

**DOWNSTAIRS CLOAKS/W.C.:** Featuring a low-level WC and wash hand basin set in a vanity unit, a radiator, along with a double-glazed window to the side.

**FIRST FLOOR LANDING AREA:** Offering an airing cupboard and access to the roof space, which is part boarded.

**BEDROOM ONE:** 11'2 x 13'2 (3.40m x 4.01m). The principal bedroom features fitted wardrobes, a double-glazed window to the front, a radiator, and a built-in cupboard with shelving.

**EN-SUITE SHOWER ROOM:** Featuring a step-in mains shower cubicle, a pedestal wash hand basin, and a low-level WC. There is an extractor fan, tiled walls and floors, and spotlights to the ceiling.

**BEDROOM TWO:** 12'2 x 9'2 (3.70m x 2.79m). The second bedroom features 3'4 wall panelling, a radiator and double-glazed French doors to the front opening to the balcony.

**BEDROOM THREE:** 9'6 x 9'2 (2.89m x 2.79m). The third bedroom features a double-glazed window to the rear and a radiator.

**BEDROOM FOUR:** 7'8 x 9'6 (2.33m x 2.89m). The fourth bedroom features a double-glazed window to the rear, a part-panelled wall, and a radiator.

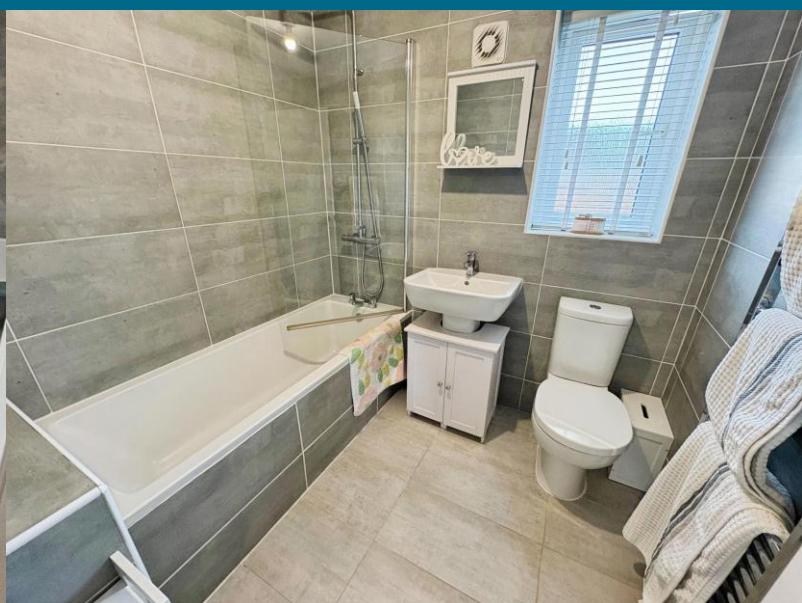
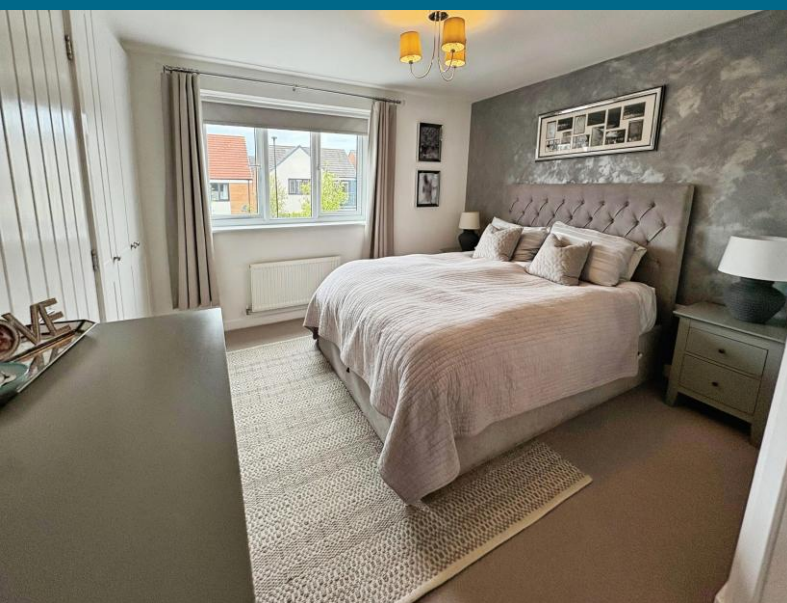
**FAMILY BATHROOM:** The family bathroom showcases a panelled bath with a twin-headed shower attachment, a heated towel rail, a pedestal wash hand basin, and a low-level WC. The walls and floors are tiled, and there is an extractor fan and a double-glazed frosted window to the rear.

**EXTERNALLY:** The front garden features a lawned area and a double-width driveway. The rear garden features a patio and a lawned area with a shed and gated access to the front. There are security lights, external water and electrics, as well as a treehouse, climbing frame, and a barked play area.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas / Wood Burner  
Broadband: Fibre To Premises  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway/EV Charging Point

## 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.

## RESTRICTIONS AND RIGHTS

Listed? NO  
Conservation Area? NO  
Restrictions on property? NO  
Easements, servitudes or wayleaves? NO  
Public rights of way through the property? NO

## RISKS

Flooding in last 5 years: NO  
Risk of Flooding: ZONE 1  
Any flood defences at the property: NO  
Coastal Erosion Risk: LOW  
Known safety risks at property (asbestos etc.):  
Cladding Present

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO  
Outstanding building works at the property: NO

## ACCESSIBILITY

This property has no accessibility adaptations.

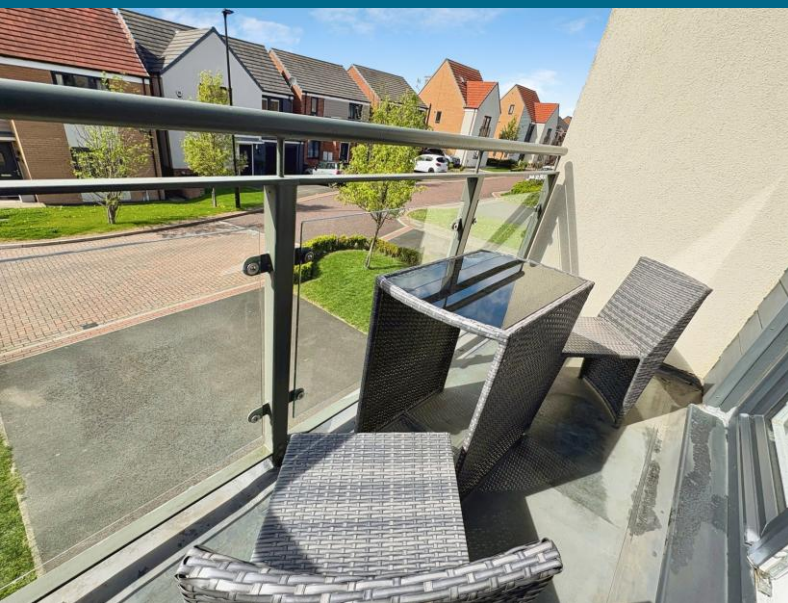
## TENURE

Managed freehold – It is understood that this property is a managed freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.  
Maintenance fee for surrounding grounds as part of the development. £130 per year.

## COUNCIL TAX BAND: D

## EPC RATING: C

FH00009382 GO MR 20/04/2026 V.1



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# FLOORPLAN TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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