



Willoughby Drive | Whitley Bay | NE26 3DZ

£440,000

Showcasing a fabulous location on this highly sought after street in Whitley Bay. Willoughby Drive is a firm favourite with families, being within catchment for local schools of excellence, close to local shops, town centre and a short stroll to the gorgeous promenade and beach! Offering space and versatility with a welcoming hallway, lounge with media wall and infinity fire, double doors through to the stylish and contemporary family dining kitchen with integrated appliances, breakfast bar, doors into the conservatory which overlook and open out to the garden area. Separate utility room with access to the garage and garden, downstairs cloaks/w.c. Spacious split level landing with four generous bedrooms, the principal with fitted mirrored wardrobes, bedroom three with en-suite shower room. Stunning, re-fitted family bathroom with shower, enclosed rear garden with artificial lawn, decked patio, bar and storage. Front driveway and lawn with privacy hedging, garage

RMS | Rook
Matthews
Sayer



4



3



2

Highly Sought After Street

Within Catchment for Schools of Excellence

Impressive Hallway, Downstairs w.c.

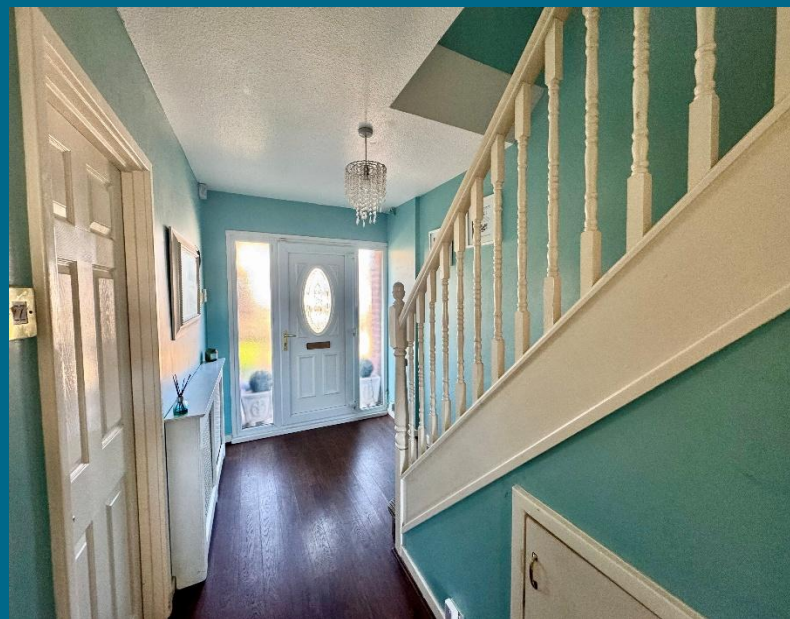
Lounge with Media Wall and Fire

Gorgeous Dining Kitchen, Conservatory

Utility Room, Garage

Four Large Bedrooms, En-Suite

Garden with Bar, Drive and Garage



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

ENTRANCE HALLWAY: laminate flooring, radiator with radiator cover, under-stair cupboard, staircase up to the first floor

LOUNGE: (front): 14'6 x 13'3, (4.42m x 4.04m), into alcoves, feature double glazed bow window, gorgeous media wall with infinity fire, laminate flooring, radiator, double doors into:

DINING KITCHEN: (rear): 20'3 x 11'1, (6.15m x 3.38m), stunning, re-fitted family dining kitchen incorporating a range of white, base, wall and drawer units with contrasting worktops, breakfast bar, integrated electric oven, gas hob, dishwasher, one and a half bowl sink unit with mixer taps, integrated fridge, cooker hood, spotlights to ceiling, brick effect tiling, vertical mirrored radiator, laminate flooring, double glazed window, double glazed French doors out to:

CONSERVATORY: 13'2 x 9'2, (4.01m x 2.79m), overlooking and with double glazed French doors opening out to the garden, radiator

UTILITY ROOM: (rear): 12'0 x 7'1 (3.66m x 2.16m), fitted base unit, roll edge worktop, single drainer sink unit, laminate flooring, double glazed door to garden, door to garage, door to:

DOWNSTAIRS CLOAKS/W.C.: low level w.c. with push button cistern, vanity sink unit, radiator, laminate flooring

FIRST FLOOR LANDING AREA: split level, spacious landing, storage cupboard, door to:

BEDROOM ONE: (front): 12'6 x 11'4, (3.81m x 3.45m), (excluding depth of sliding mirrored wardrobes), radiator, double glazed window

BEDROOM TWO: (rear): 11'0 x 9'7, (3.35m x 2.92m), radiator, double glazed window, fitted cupboard

BEDROOM THREE: 18'3 x 7'1, (5.56m x 2.16m), 18'3 x 7'1, (5.56m x 2.16m), double glazed window, radiator, loft access with pull down ladders, we understand that the loft has been boarded for storage purposes, door to:

EN-SUITE SHOWER ROOM: Contemporary en-suite, comprising of, shower cubicle, chrome shower with additional forest waterfall spray, vanity sink unit, low level w.c. with recessed flush, radiator, double glazed window

BEDROOM FOUR: (front): 8'8 x 8'2, (2.48m x 2.64m), radiator, double glazed window

BATHROOM: 8'8 x 5'4, (2.64m x 1.62m), gorgeous, re-fitted family bathroom, showcasing, bath with mixer taps, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, spotlights to ceiling, chrome radiator, modern tiling, double glazed window

EXTERNALLY: Lovely enclosed rear garden with artificial lawn, decked patio, bar area, summer house. Front driveway and lawned area with privacy hedging, garage with up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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: C

EPC RATING: D

WB3596.AI.DB.12.03.2026.V.1

T: 0191 2463666

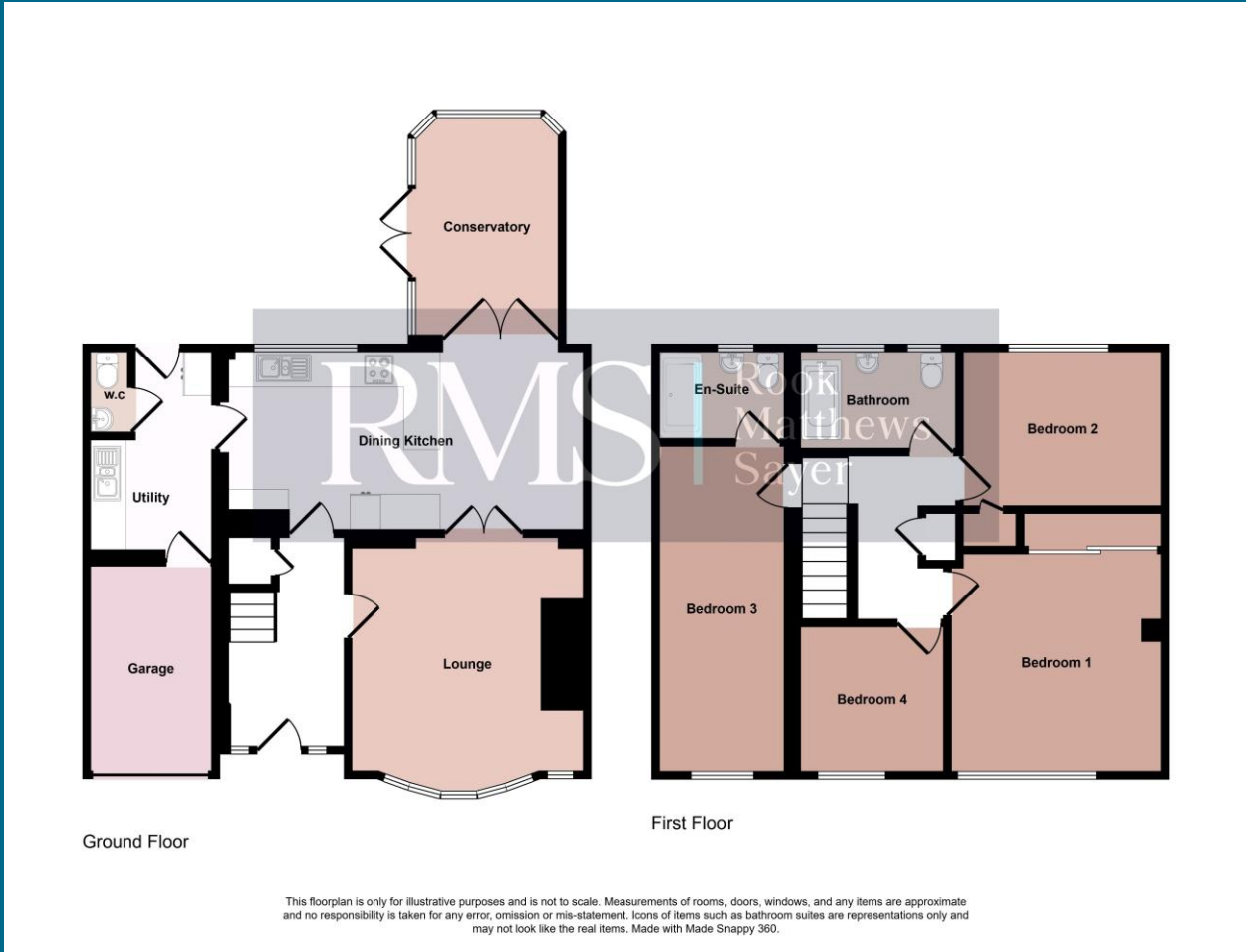
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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

RMS | Rook
Matthews
Sayer



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		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		