

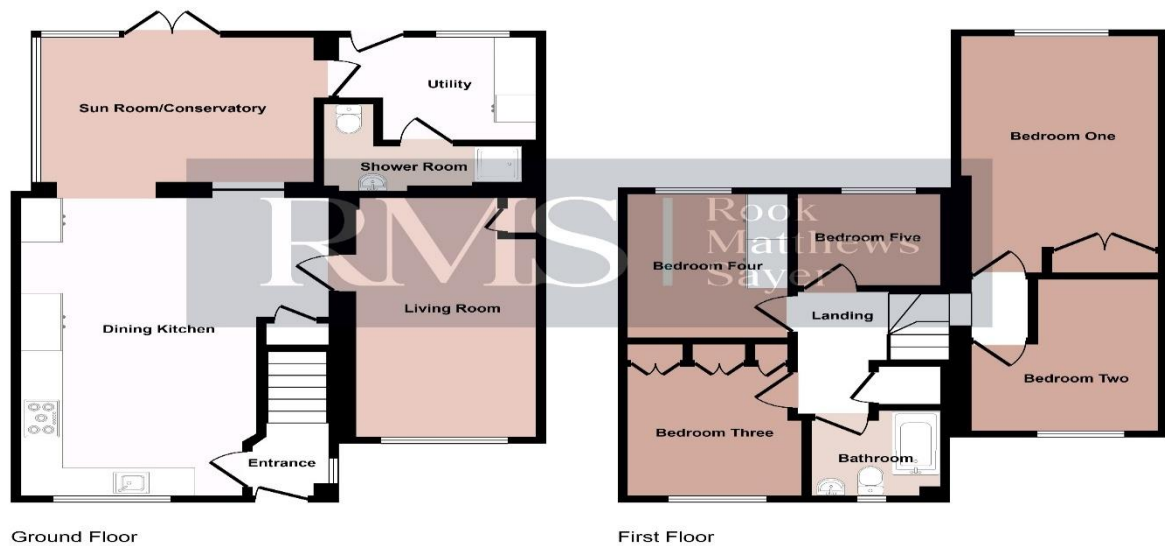


Praetorian Drive | Wallsend | NE28 6RQ

£250,000

A substantial five-bedroom semi-detached home offering impressively versatile accommodation across two floors, highlighted by an outstanding open-plan dining kitchen, generous rear conservatory and a large private rear garden. Positioned within a popular residential area close to local amenities, transport links and schools, the property provides flexible living space well suited to a wide range of buyers seeking both practicality and room to grow. The ground floor is centred around a spacious dining kitchen, fitted with a comprehensive range of modern units, extensive worktop space and ample room for dining and entertaining. To the rear, the conservatory creates an additional reception area overlooking the garden and offers excellent flexibility as a sitting area, playroom or second lounge. There is also a separate living room, utility room and ground floor shower room/WC adding further practicality to the layout. To the first floor there are five bedrooms, including a particularly spacious principal bedroom with fitted wardrobes. Externally, the property benefits from a driveway to the front providing off-street parking, while to the rear there is a large enclosed garden with paved seating areas and a low maintenance gravelled section, ideal for outdoor entertaining.

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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.

ENTRANCE HALL: Front entrance door, double glazed window, radiator, tiled floor, stairway to first floor, door to:

DINING KITCHEN 21'3" x 11'5" (6.48m x 3.48m): Double glazed windows, fitted wall and base units, sink unit, integrated double oven, hob and cooker hood, integrated microwave, integrated dishwasher, space for American style fridge freezer, tiled flooring, radiators, door to:

LIVING ROOM 15'0" x 10'8" (4.57m x 3.25m): Double glazed window, radiator, storage cupboard.

CONSERVATORY 14'1" x 10'5" (4.29m x 3.18m): Double glazed windows, tiled flooring, radiator, double glazed French doors to rear garden, door to:

UTILITY ROOM 9'8" x 7'2" max (2.95m x 2.18m max): Double glazed window, fitted units, plumbing for washing machine, space for appliances, door to:

SHOWER ROOM: Shower enclosure, vanity unit basin, low level WC.

LANDING: Loft access hatch, door to:

BEDROOM ONE 17'2" x 9'8" Including fitted storage (5.23m x 2.95m): Double glazed window, fitted storage, radiator.

BEDROOM TWO 10'8" x 8'7" (3.25m x 2.62m) Maximum measurements: Double glazed window, radiator.

BEDROOM THREE 9'1" x 8'3" (2.77m x 2.51m) Plus fitted wardrobes: Double glazed window, fitted wardrobes, radiator.

BEDROOM FOUR 10'2" x 7'6" (3.10m x 2.29m): Double glazed window, radiator.

BEDROOM FIVE 7'0" x 6'8" (2.13m x 2.03m): Double glazed window, radiator.

BATHROOM 6'2" x 5'4" (1.88m x 1.63m): Panelled bath with shower over, vanity unit basin, low level WC, tiled walls and floor, double glazed window.

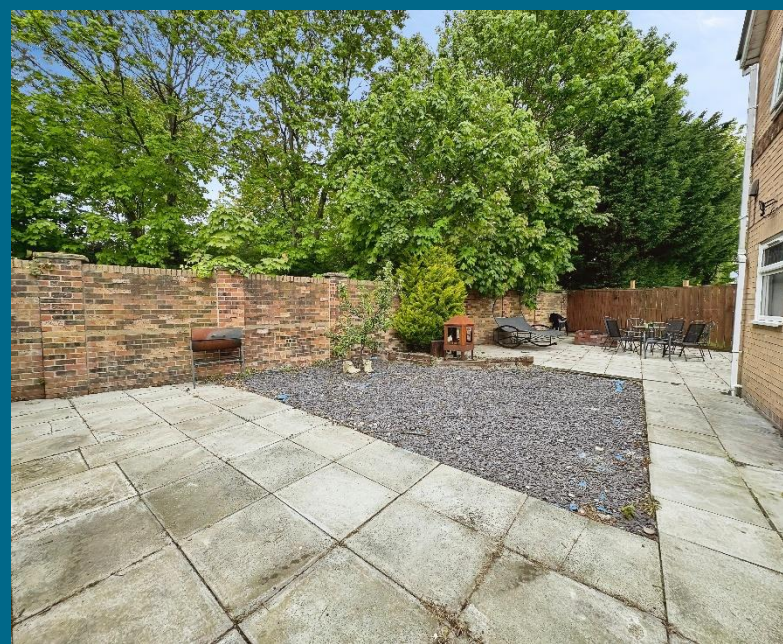
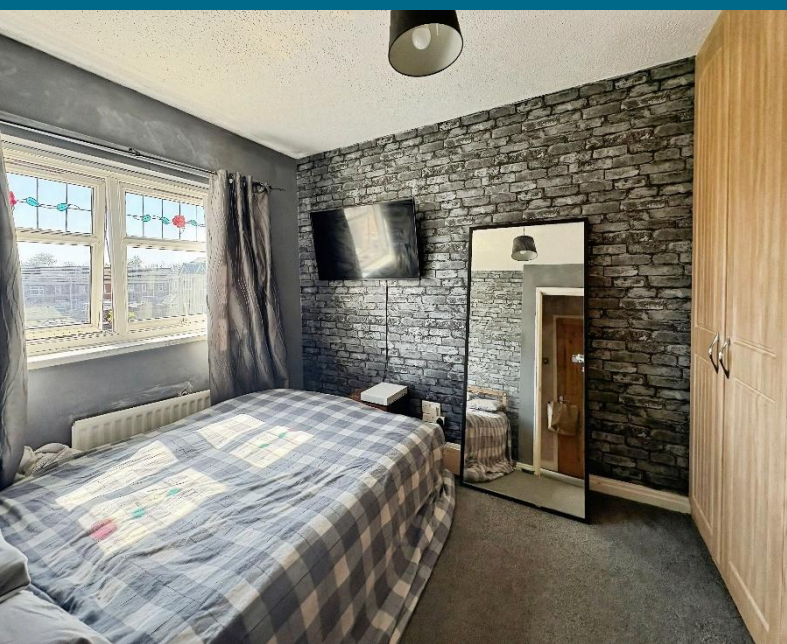
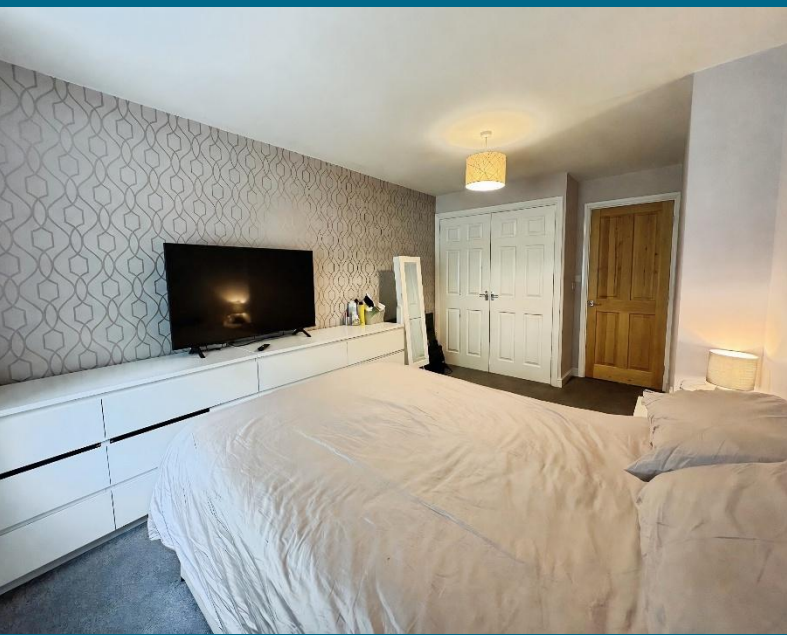
EXTERNALLY: Driveway to the front providing off-street parking. Generous enclosed rear garden with paved patio areas and low maintenance gravelled section.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains
 Broadband: Cable
 Mobile Signal Coverage Blackspot: No
 Parking: 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
 Length of Lease: 999 Years from 01/01/1996 (969 Years remaining)

COUNCIL TAX BAND: A

EPC RATING: C

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