



Collingwood Road | North Shields | NE29 7FF

Offers Over £360,000

Occupying a prime position within the highly regarded Collingwood Grange development, this impressive four-bedroom detached home offers generous proportions throughout, centred around a superb open-plan dining kitchen and complemented by two en-suite bedrooms, an integral garage and a double-width driveway providing ample off-street parking. Constructed in recent years and beautifully presented throughout, the property combines contemporary styling with a practical layout that is perfectly suited to modern lifestyles. A welcoming entrance hall leads through the ground floor, where a spacious lounge enjoys a bay window to the front elevation, creating a bright and comfortable reception space. A stylish W.C sits off the hallway, while to the rear of the property the accommodation opens into an exceptional open-plan dining kitchen spanning the full width of the house. This impressive open-plan space forms the heart of the home, featuring an extensive range of fitted units, generous work surfaces, integrated dishwasher, induction hob, double oven and ample room for both dining and everyday family living. French doors open directly onto the rear garden, creating an excellent connection between inside and out during the warmer months. A separate utility room provides additional storage and laundry facilities with direct access to the garden, while an internal door leads through to the integral garage. To the first floor, the generous principal bedroom benefits from fitted wardrobes and a well-appointed en-suite shower room. Bedroom two is another spacious double room, also enjoying its own en-suite facilities. Bedrooms three and four are both comfortable doubles, offering flexibility for growing families, guests or those working from home. The accommodation is completed by a contemporary family bathroom fitted with a modern suite. Externally, the property enjoys a lawned front accompanied by a substantial block-paved driveway providing off-street parking for multiple vehicles and an integral garage, EV charger and electrical point. To the rear, a spacious enclosed garden offers a good degree of privacy with lawn, paved seating areas and space for outdoor entertaining. Further benefits include an air source heat pump heating system and built-in CCTV.

RMS | Rook
Matthews
Sayer



4



2



3

Four-Bedroom Detached Home

Separate Utility Room

Superb Open-Plan Dining Kitchen

Spacious Bay-Fronted Lounge

Integral Garage and Double-Width Driveway

Spacious Rear Garden with Patio Seating Area

Air Source Heat Pump Heating System

Two Bedrooms with En-suite Shower Rooms

For any more information regarding the property please contact us today

HALLWAY: Entrance door, tiled flooring, staircase to first floor, radiator, door to:

WC: 5'2" x 3'1" (1.57m x 0.94m) Low level W.C, wash hand basin, tiled flooring, radiator.

LOUNGE: 10'6" x 20'9" (3.20m x 6.32m) Double glazed box bay window, radiator.

OPEN PLAN DINING KITCHEN: 21'11" x 11'7" (6.68m x 3.53m) Double glazed window, French doors to rear garden, fitted wall and base units, work surfaces, sink unit, induction hob, double oven, integrated dishwasher, space for dining and seating areas, tiled flooring, radiator, door to:

UTILITY ROOM: 5'0" x 9'3" (1.52m x 2.82m) Double glazed door to rear garden, fitted work surfaces, plumbing for washing machine, space for dryer, storage cupboard, tiled flooring.

GARAGE: 19'9" x 9'9" (6.02m x 2.97m) Electric up and over door, power and lighting.

EXTERNALLY: Lawn garden to the front with a double-width block-paved driveway providing off-street parking and access to the integral garage, EV charger and electrical point. Spacious enclosed rear garden with paved patio seating area, lawn, pathway and fenced boundaries.

FIRST FLOOR LANDING: Access to a partially boarded and fully insulated loft, door to:

BEDROOM 1: 15'2" x 10'0" (4.62m x 3.05m) Double glazed windows, fitted wardrobe, radiator, door to:

EN-SUITE: 6'7" x 6'3" (2.01m x 1.91m) Shower enclosure, low level W.C, wash hand basin, double glazed window, tiled flooring.

BEDROOM 2: 10'11" x 10'6" (3.33m x 3.20m) Double glazed window, fitted wardrobes, storage cupboard, radiator, door to:

EN-SUITE: 5'10" x 7'0" (1.78m x 2.13m) Shower enclosure, low level W.C, wash hand basin, double glazed window, tiled flooring.

BEDROOM 3: 11'2" x 10'8" (3.40m x 3.25m) Double glazed window, radiator.

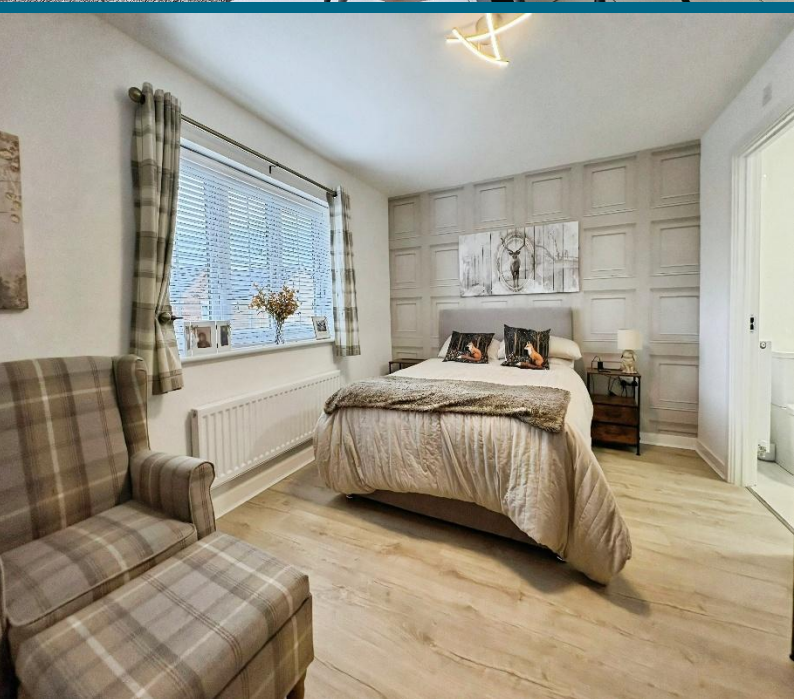
BEDROOM 4: 10'0" x 12'7" (3.05m x 3.84m) Double glazed window, radiator.

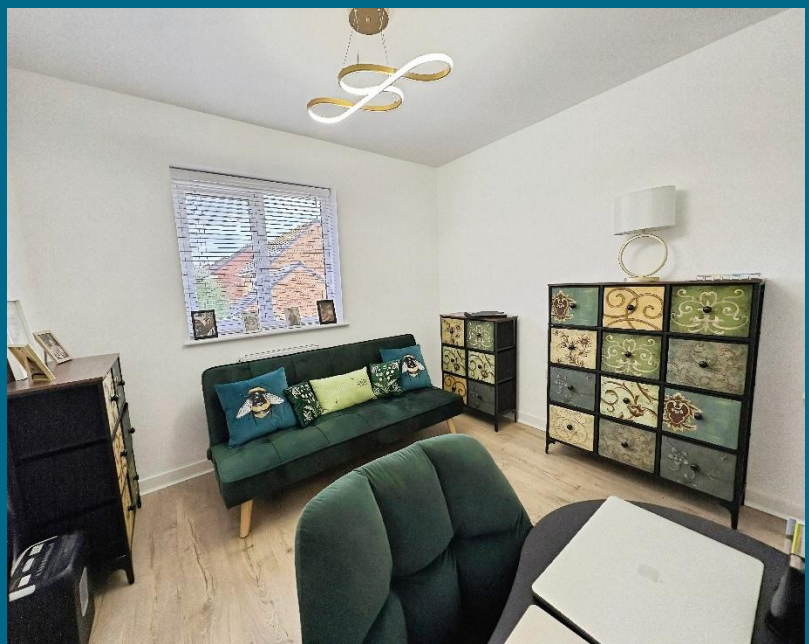
BATHROOM: 6'9" x 9'3" (2.06m x 2.82m) Panelled bath, wash hand basin, low level WC, double glazed window, part tiled walls and flooring.

T: 0191 2463666

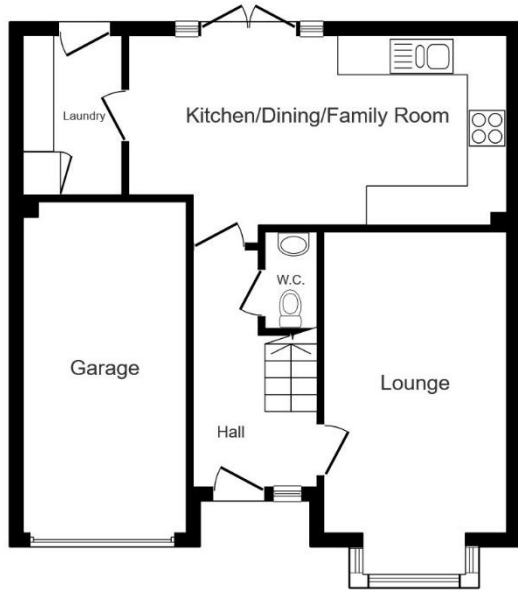
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





58 Collingwood Road, North Shields, NE29 7FF



Ground Floor



First Floor

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

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Eco Friendly, Air Source Heat Pump
- Broadband: Cable
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/Driveway/EV 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.

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: E

EPC RATING: B

WB3881 TJ.DB.19.06.2026 V.2

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer