



Kingston Drive | Whitley Bay | NE26 1JJ

£585,000

Occupying an impressive south-facing corner plot, this substantially extended five-bedroom semi-detached home delivers far more space than its exterior first suggests. Thoughtfully upgraded and reconfigured over the years, the property centres around a superb open-plan kitchen, dining and family space extending to over 20ft, flooded with natural light from multiple skylights and large sliding doors opening onto the rear garden. The balance of open entertaining space and practical living has been exceptionally well considered, with additional features including a separate utility room, contemporary ground floor shower room and a versatile additional reception room currently utilised as a home gym. The rear garden is a genuine standout feature of the property, offering an expansive south-facing corner plot with extensive lawned areas, patio seating spaces and excellent privacy, creating an ideal setting for both entertaining and everyday family life. To the front there is a generous driveway providing ample off-street parking together with access to the garage storage area. Internally, the accommodation continues to impress to the first floor with five well-proportioned bedrooms and a stylish contemporary family bathroom. The principal bedroom is particularly generous in size, while the remaining bedrooms provide excellent versatility for growing families, guest accommodation or home working requirements. Situated within this highly regarded residential area of Whitley Bay, the property is well placed for local schools, shops, transport links and the coastline, making it an outstanding all-round family home in one of the area's most consistently popular locations.

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ENTRANCE PORCH: Front entrance door, double glazed windows, door to:

HALLWAY: Stairway to first floor, tiled floor, radiator, under stairs cupboard, door to:

LIVING ROOM 14'5" x 14'5" into bay (4.39m x 4.39m): Double glazed bay window, radiator, fitted alcove shelving and storage, decorative coving to ceiling, sliding door to:

OPEN PLAN DINING KITCHEN 20'0" x 20'2" (6.10m x 6.15m): A superb open-plan extended space incorporating kitchen, dining and living space, double glazed windows, skylights, double glazed sliding patio doors to rear garden, tiled flooring, radiator, contemporary fitted wall and base units, central island with breakfast bar seating, gas hob, cooker hood, integrated oven, integrated dishwasher, sink unit with mixer tap.

UTILITY ROOM 7'9" x 10'4" (2.36m x 3.15m): Double glazed window, plumbing for appliances, door to:

SHOWER ROOM 4'8" x 5'3" (1.42m x 1.60m): Walk-in shower, low level WC, wash hand basin with vanity storage, tiled walls and flooring, heated towel rail, recessed spotlighting.

RECEPTION ROOM / GYM 12'4" x 13'4" (3.76m x 4.06m): Versatile additional reception space currently utilised as a home gym. Double glazed French doors to rear garden.

GARAGE STORAGE AREA 9'2" x 7'9" (2.79m x 2.36m): Roller shutter door, storage space.

LANDING: Loft access hatch, double glazed window, doors to:

BEDROOM ONE 14'5" x 14'5" into bay (4.39m x 4.39m)
Plus wardrobe area: Double glazed window, radiator.

BEDROOM TWO 17'1" x 11'7" (5.21m x 3.53m): Double glazed window, radiator.

BEDROOM THREE 11'5" x 9'2" (3.48m x 2.79m): Double glazed window.

BEDROOM FOUR 7'8" x 13'4" (2.34m x 4.06m): Double glazed window, radiator.

BEDROOM FIVE 8'9" x 8'3" (2.67m x 2.51m): Double glazed window, radiator.

FAMILY BATHROOM 8'2" x 5'5" (2.49m x 1.65m): Panelled bath with rainfall shower over and glazed screen, low level WC, wash hand basin with vanity unit, tiled walls and flooring, radiator, double glazed window.

EXTERNALLY:

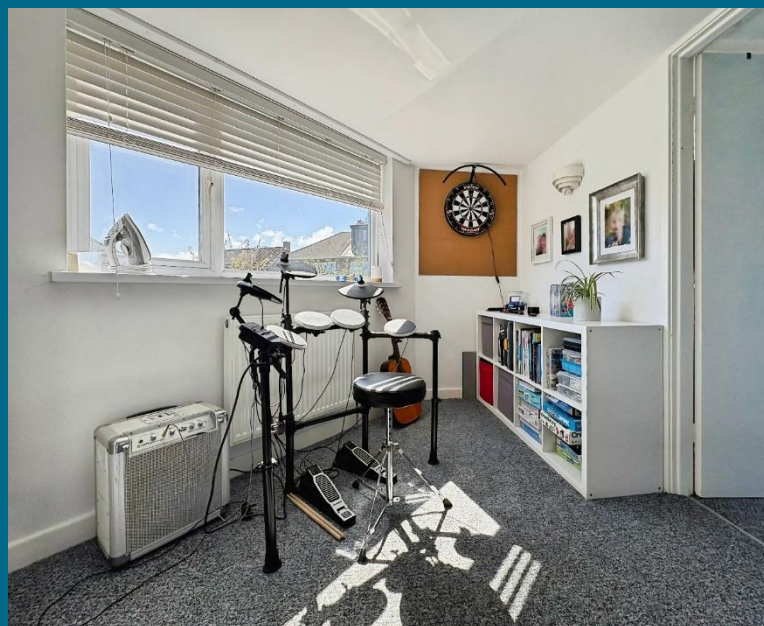
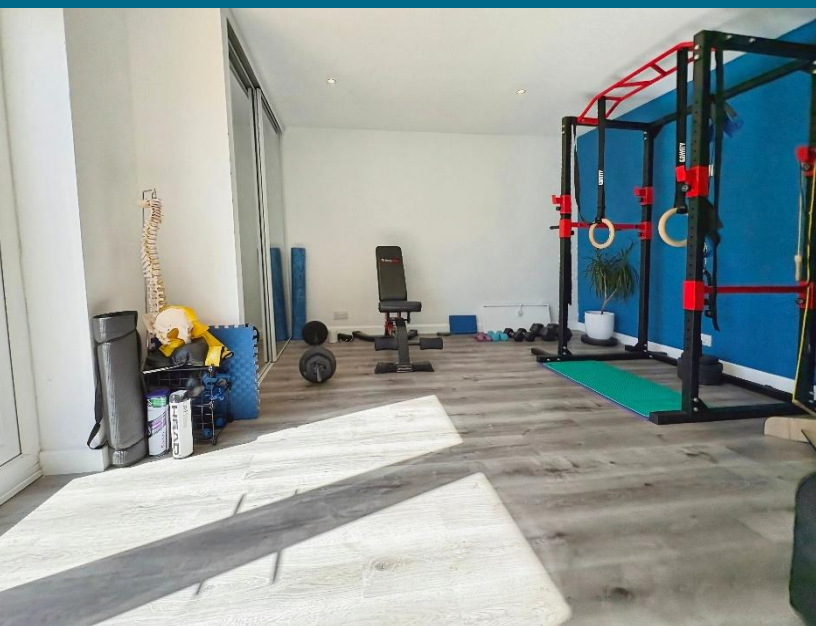
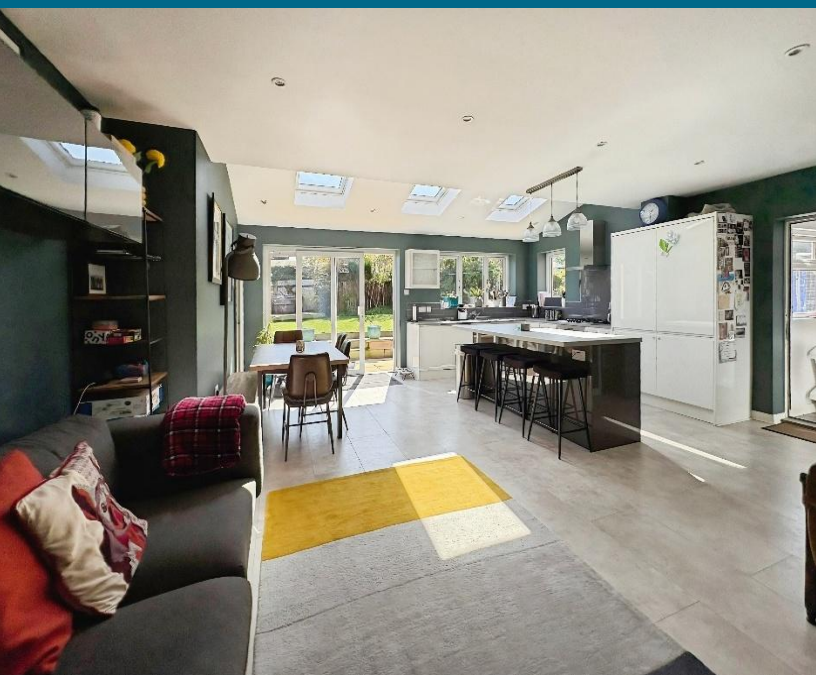
To the front of the property there is a driveway providing ample off-street parking together with access to the garage. To the rear is a substantial south-facing corner plot garden incorporating extensive lawned areas, mature planting and multiple, patio seating spaces, creating an excellent and sunny outdoor setting for families and entertaining.

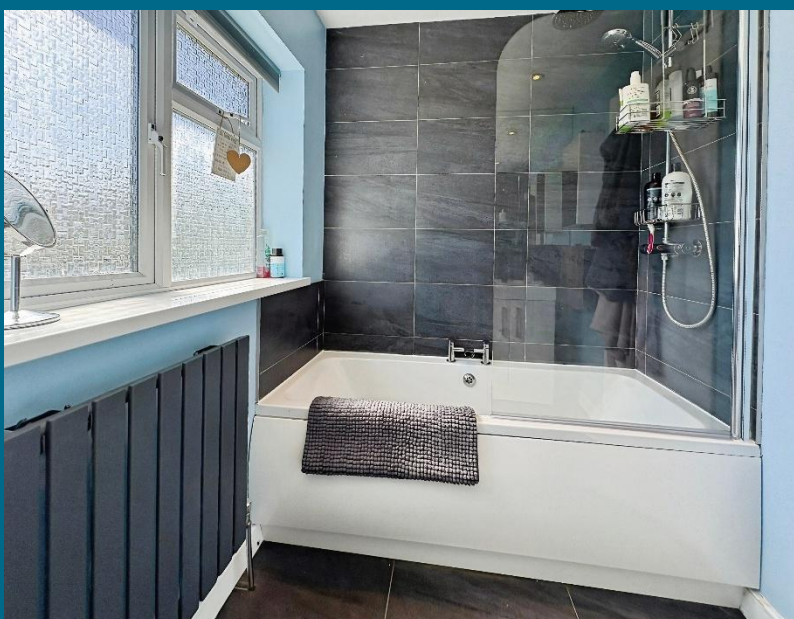
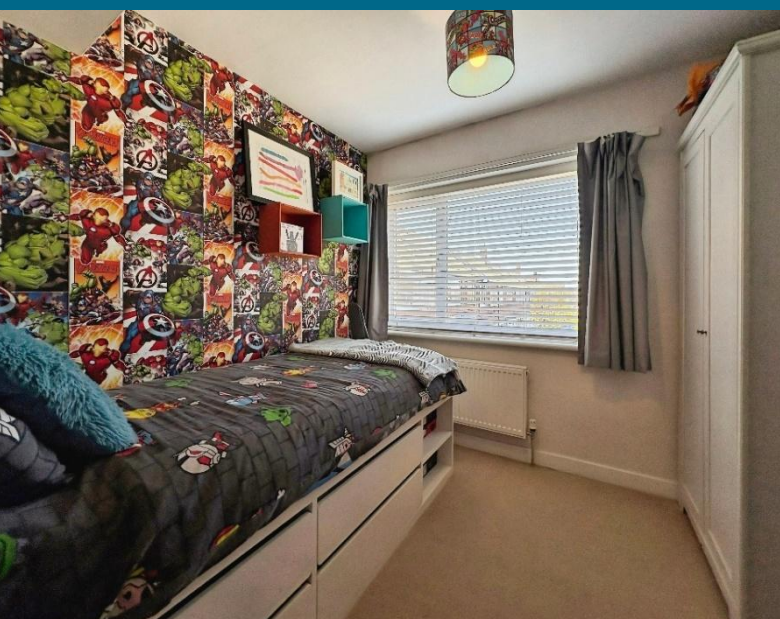
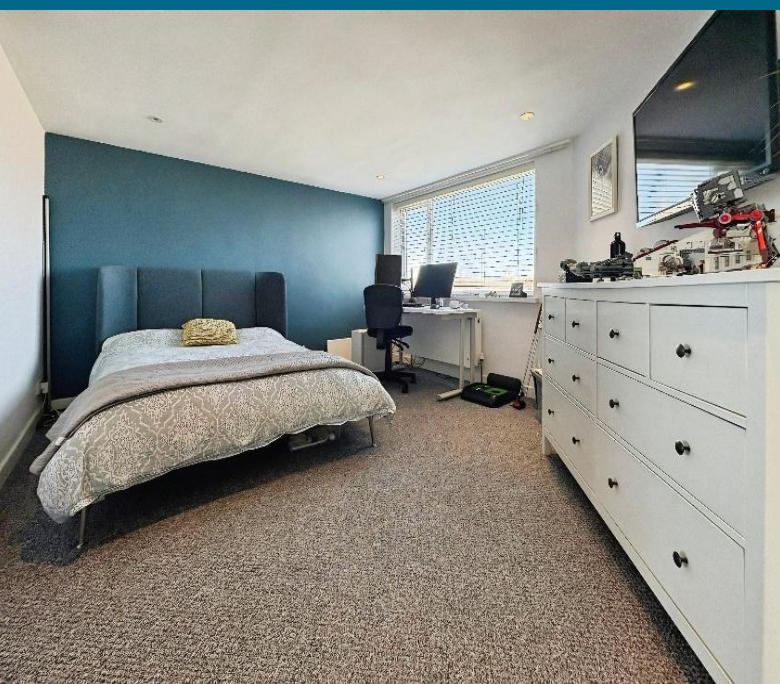
Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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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.

AWAITING EPC

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: "Cable/FTTC/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: TBC

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