



Briar Vale | Whitley Bay | NE25 9AZ

£575,000

We are in love with this show home standard, detached family property! Beautifully positioned on an enviable corner plot and enjoying a delightful cul-de-sac location on this sought after, modern development. Within catchment for excellent local schools, close to shops, amenities, bus routes and Metro. Monkseaton Village and Whitley Bay town centre are also close by with their wonderful eateries, shops and vibrant atmospheres! You are welcomed into a gorgeous hallway, light and airy with a central, turned staircase up to the first floor, downstairs cloak/w.c., front facing dining room, stunning rear lounge with French doors out to the garden and attractive feature fireplace. The outstanding dining kitchen is perfect for families who love to eat together and entertain! The stylish, Cavendish kitchen is fitted with quality appliances and oozes ample workbench and cupboard space. Opening into a beautifully appointed orangery-style garden room featuring a striking glazed roof lantern, wraparound windows and French doors opening onto the garden. The first floor showcases a bright and airy gallery landing and four double bedrooms. The principal bedroom has fitted wardrobes and a gorgeous re-fitted en-suite shower room. The property has the luxury of a second en-suite shower room in bedroom two, along with a magnificent re-fitted family bathroom with free standing bath. You'll never be short of bathroom space for guests or your family! The enclosed landscaped rear garden has been lovingly designed with the family at its heart! Creating an ideal setting for outdoor dining and entertaining. The generous sandstone-paved patio leads onto a neatly maintained lawn, framed by mature shrubs, established planting and an attractive fruit tree, providing greenery, privacy and seasonal interest. French doors connect the garden seamlessly with the impressive orangery style garden room. To the front there is also a generous garden area with lawn, driveway and garage.

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**Show Home Standard, Family
Detached Home**

**Beautiful Plot and Cul-de-Sac
Location**

Two Separate Reception Rooms

Outstanding Dining Kitchen

Gorgeous Orangery with Roof Lantern

Four Double Bedrooms

Two En-Suites, Downsstairs w.c.

Stunning Garden, Drive & Garage



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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Beautiful, light and airy hallway with central, turned staircase up to the first floor, cloaks cupboard, door to garage, Karndean flooring, radiator, coving to ceiling, door to:

DOWNSTAIRS CLOAKS/W.C: Pedestal washbasin, low level w.c. with push button cistern, Karndean flooring, double glazed window, radiator

REAR LOUNGE: 16'8 x 10'9, (5.08m x 3.28m), Gorgeous rear lounge with double glazed French doors opening out onto the patio area, attractive feature fireplace with gas, coal effect fire, cornice to ceiling, radiator

DINING ROOM: (front): 12'8 x 10'9, (3.86m x 3.28m), with measurements into feature double-glazed, walk-in bay window, radiator, cornice to ceiling

DINING KITCHEN: (rear): 17'1 x 13'2, (5.21m x 4.01m), Maximum measurements. The heart of the home is undoubtedly the stunning Cavendish kitchen/dining room, thoughtfully designed and beautifully fitted to combine style and practicality. Featuring an extensive range of quality wall, base and drawer units, complimented by elegant absolute black granite work surfaces and matching upstands, one and a half bowl Franke sink with Franke tap, display units with lighting, integrated electric oven and combination oven and microwave, warming drawer, dishwasher, two fridges, integrated freezer, gas hob, extractor fan all provide a sleek, contemporary finish. Recessed ceiling spotlights, Karndean flooring, radiator. A stylish, brick effect tiled splash-back and generous preparation space enhance both the aesthetics and functionality, while the spacious layout comfortably accommodates a dining table, creating an ideal family hub. French doors open seamlessly into the orangery, allowing the living space to flow effortlessly, providing the perfect setting for everyday living and entertaining.

ORANGERY: 11'9 x 11'8, (3.58m x 3.56m), Flooded with natural light, the stunning orangery provides an exceptional, additional reception space, creating a seamless extension of the home. With a striking, glazed lantern roof with half height windows and French doors overlooking and opening onto the rear garden, this elegant room enjoys a wonderful sense of space and brings the outdoors in. Thoughtfully designed for year-round enjoyment, it offers the perfect setting for relaxing, entertaining guests or simply unwinding whilst taking in views of the garden. Recessed spotlights and stylish flooring

FIRST FLOOR LANDING AREA: Spacious gallery landing with double glazed window, loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes, airing cupboard with shelving and housing the hot water tank

BEDROOM ONE: (front): 13'0 x 11'0, (3.96m x 3.35m), Excluding depth of two fitted double wardrobes, with ample hanging and storage space, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: 6'5 x 5'1, (1.96m x 1.55m), Luxurious, re-fitted en-suite, showcasing, walk-in shower cubicle with recessed shelf, chrome shower with additional forest waterfall spray, contemporary vanity sink unit with mixer taps, low level w.c with recessed flush, spotlights to ceiling, double glazed window, radiator, quality "Porcelanosa" tiling to the walls and floor

BEDROOM TWO: (front): 12'0 x 9'5, (3.66m x 2.87m), Spacious double bedroom with double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: Contemporary en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, stylish laminate flooring, modern tiling, double glazed window, radiator

BEDROOM THREE: (rear): 11'2 x 10'5, (3.40m x 3.18m), Radiator, double glazed window

BEDROOM FOUR: (rear): 10'9 x 7'7, (3.28m x 2.31m), Radiator, double glazed window

FAMILY BATHROOM: 8'1 x 5'6, (2.46m x 1.68m), Outstanding family bathroom with gorgeous, freestanding bath with floor mounted taps and shower spray, floating sink unit with mixer taps, low level w.c. with push button cistern, chrome radiator, spotlights to ceiling, modern tiling, double glazed window

EXTERNALLY: Fabulous, landscaped rear garden with lawned area, mature, well stocked borders with fruit tree, Sandstone paving, walled garden area, outside tap, single length driveway to the front with lawned garden area and Rowan tree

GARAGE: 16'6 x 8'3, (5.03m x 2.52m), Plumbing for automatic washing machine, gas boiler with cylinder, up and over garage door, space for dryer, light and power

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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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The Northeast 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

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.

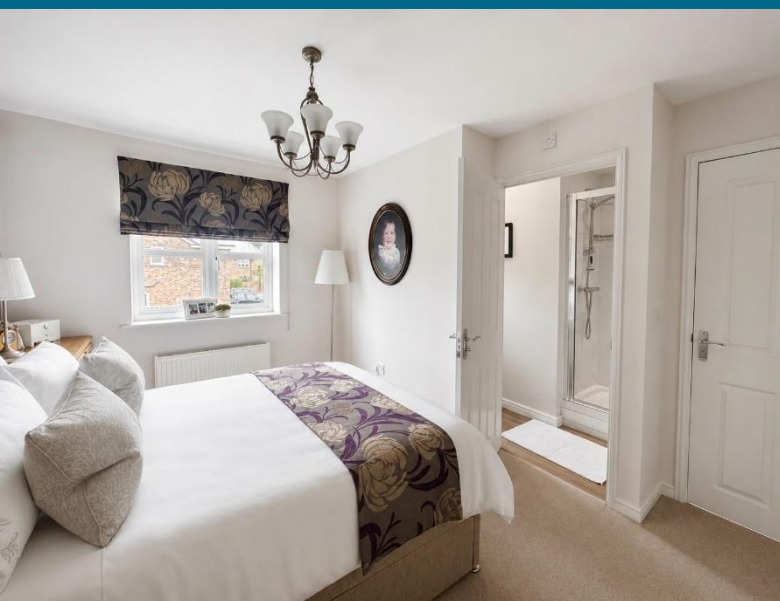
TENURE

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: TBC

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