

Rowlington Way | Whitley Bay | NE25 9GG

£700,000

Set within the popular West Park estate, this substantial detached home offers an impressive amount of accommodation arranged over three floors. The ground floor provides a well-balanced arrangement of reception and practical living space. The lounge offers a generous principal reception room, complemented by a separate dining room with French doors providing access towards the garden. The dining kitchen forms a particularly useful space, fitted with a range of white shaker-style units, contrasting work surfaces and a peninsula breakfast bar. A separate utility room and ground floor W.C complete this level, while a dedicated study provides valuable additional space. To the first floor are three double bedrooms, all benefiting from their own en-suite facilities. The principal bedroom is particularly well appointed, with a walk in in wardrobe accompanied by dressing area and generous en-suite bathroom. The remaining two bedrooms also enjoy their own en-suite shower rooms, providing an excellent degree of privacy and convenience. The second floor provides two further double bedrooms, together with a separate family bathroom fitted with a bath, wash basin and WC. Externally, the property benefits from a generous South -West-facing rear garden, offering a combination of lawn and paved patio space. The double garage and double-width driveway to the rear provide substantial parking and storage facilities. Overall, this is a sizeable and versatile home, with five bedrooms, three en-suites, multiple reception spaces and a practical layout extending across three floors.

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5 3 5

Substantial five-bedroom detached executive residence

Stunning open-plan kitchen, dining and family living space

Three elegant and versatile reception rooms

Separate utility and Office

Within catchment area to popular schools

Four beautifully appointed contemporary bathrooms and downstairs w.c

Private enclosed rear garden with patio

Double garage and double width driveway

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Entrance hallway providing access to the principal ground floor accommodation and staircase to the upper floors. Entrance door, tiled flooring, double glazed windows, radiator, staircase to first floor with storage cupboard under, door to:

LIVING ROOM: 16'3" × 12'7" (4.95m × 3.84m) A spacious reception room with a large window providing natural light, radiator, double doors to:

DINING ROOM: 10'2" × 12'7" (3.10m × 3.84m) Separate dining room with French doors to the rear garden, radiator, door to:

DINING KITCHEN: 12'5" × 20'6" (3.78m × 6.25m) Fitted with a range of white shaker-style wall and base units, contrasting work surfaces, tiled splashbacks, peninsula breakfast bar, integrated double oven, gas hob, stainless-steel cooker hood and basin with drainer and mixer tap, double glazed window, radiator. Space for dining or entertaining space with French doors to the rear garden.

UTILITY ROOM: 5'11" × 6'4" (1.80m × 1.93m) Fitted with white shaker style base units, contrasting work surfaces, stainless-steel sink with drainer and mixer tap, plumbing for washing machine, tiled splashbacks and a double-glazed external door to the side of the property.

STUDY: 10'11" × 7'4" (3.33m × 2.24m) A separate study providing versatile space for a range of uses. Double glazed windows, radiator.

GROUND FLOOR W.C: 5'10" × 4'4" (1.78m × 1.32m) Fitted with a W.C, wash basin, radiator, part tiled walls.

EXTERNAL

REAR GARDEN: The property enjoys a generous North-West-facing rear garden, predominantly laid to lawn and complemented by a paved patio area, providing space for outdoor seating and dining. The garden is enclosed by a combination of brick walling and timber fencing, with planted borders, external lighting and access via gate to drive and garage.

PARKING AND GARAGE: To the rear of the property is a double-width driveway providing off-street parking, together with a double garage offering additional parking and storage facilities.

LANDING: Double glazed window, radiator, storage cupboard, door to:

BEDROOM 1: 12'7" × 15'5" (3.84m × 4.70m) + DRESSING AREA 4'5" × 6'5" (1.35m × 1.96m) A generous principal bedroom. Double glazed window, radiator. Access to a separate dressing area with a walk-in wardrobe and en-suite bathroom.

EN-SUITE BATHROOM: 6'3" × 13'6" (1.91m × 4.11m) Fitted with a bath, W.C, radiator, wash basin, part tiled walls and frosted double-glazed window.

BEDROOM 2: 14'11" × 10'5" (4.55m × 3.17m) Another spacious bedroom. Radiator, double-glazed window, door to:

EN-SUITE SHOWER ROOM: 4'7" × 7'1" (1.40m × 2.16m) Fitted with a shower enclosure, wash basin and W.C, radiator, part tiled walls and frosted double-glazed window.

BEDROOM 3: 10'11" × 10'10" (3.33m × 3.30m) A further double bedroom. Radiator and double-glazed window, door to:

EN-SUITE SHOWER ROOM: 4'10" × 7'11" (1.47m × 2.41m) Fitted with a shower enclosure, wash basin and W.C, p part tiled walls and frosted double-glazed window.

SECOND FLOOR LANDING: Roof window, radiator, door to:

BEDROOM 4: 15'8" × 14'5" (4.78m × 4.39m) A particularly spacious bedroom with sloping ceiling lines, roof window, additional window, radiator.

BEDROOM 5: 12'10" × 9'4" (3.91m × 2.84m) A further double bedroom with double-glazed window, radiator.

FAMILY BATHROOM: 6'1" × 8'10" (1.85m × 2.69m) Fitted with a panelled bath, wash basin, radiator, and W.C, complemented by part tiled walls and a roof window.

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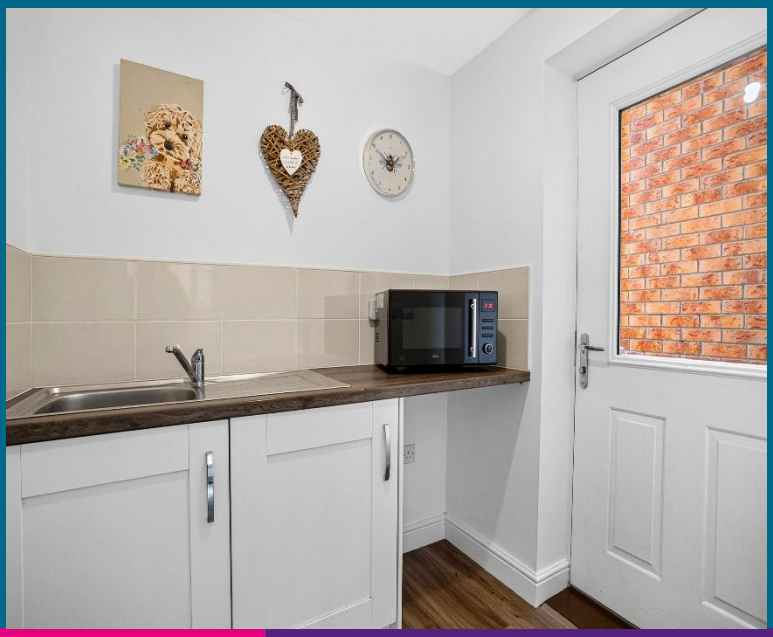












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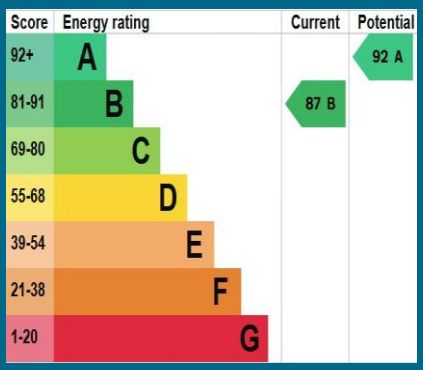
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Total floor area 232.8 m² (2,505 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Double 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: G

EPC RATING: B

WB4055. TJ.DB.28/10/2026 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.

The Property Ombudsman

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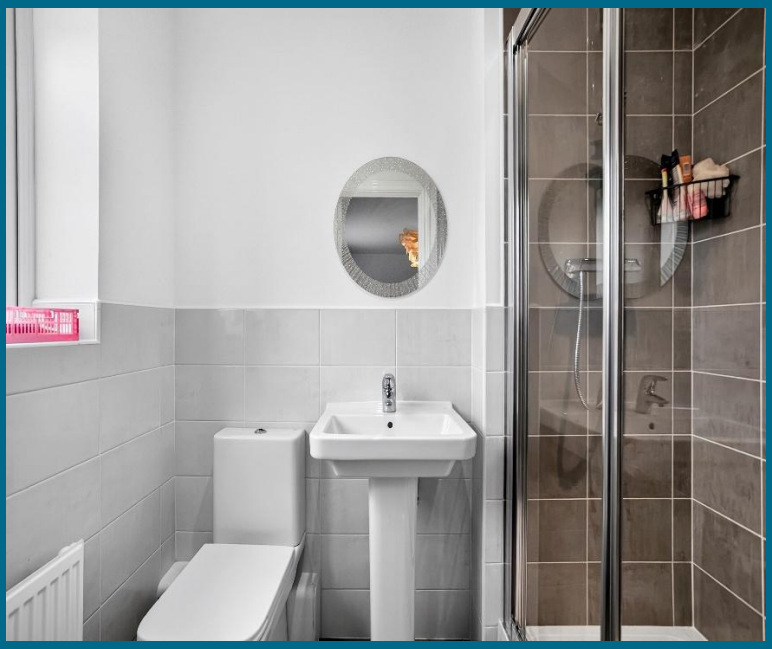




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