

Valley Gardens | Whitley Bay | NE 25 9AQ

£420,000

A beautifully presented three-bedroom home combining character features with an impressive contemporary rear extension. The accommodation includes a bay-fronted lounge with log-burning stove, a generous kitchen/dining room with sleek cabinetry, quartz work surfaces and exposed brick detailing, opening through to a superb orangery with a glazed roof, extensive garden glazing and direct access onto the composite decking. There is also a separate utility room, ground-floor WC and garage. Upstairs, the principal bedroom features extensive fitted sliding wardrobes, accompanied by a generous second double bedroom, third bedroom and an impressive contemporary bathroom with a large walk-in rainfall shower. The rear garden is another real feature of the property. Designed to offer a combination of space for relaxing, entertaining and enjoying the outdoors, the composite decking immediately outside the orangery creates a natural continuation of the living accommodation and an ideal setting for outdoor furniture. Beyond, the garden provides further usable space with established planting adding colour and interest, while the enclosed setting gives it a comfortable, established feel. Viewed through the extensive glazing of the orangery, the garden also provides an attractive backdrop to the main living space throughout the year. Further benefits include a fully boarded loft and driveway, completing a particularly versatile and well-finished home.

RMS | Rook Matthews Sayer

3 2 1

THREE BEDROOM SEMI-DETACHED

DRIVEWAY PROVIDING OFF-STREET PARKING

FANTASTIC LOCATION FOR LOCAL SCHOOLS

STUNNING LANDSCAPED GARDEN

IMPRESSIVE KITCHEN, DINING & ORANGERY ARRANGEMENT

BAY-FRONTED LOUNGE WITH LOG-BURNING STOVE

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Entrance door, staircase leading to the first floor, radiator, door to:

LIVING ROOM: 12'1" x 13'10" (3.68m x 4.22m), plus bay: Double glazed box bay window, log-burning stove set within fireplace with surround and hearth, built-in alcove shelving, wall lights, radiator, coving to ceiling.

DINING KITCHEN: 10'1" x 19'8" (3.07m x 5.99m): Fitted with a contemporary range of wall and base units, quartz work surfaces, peninsula incorporating hob, integrated oven, dishwasher, sink and drainer with mixer tap, double glazed window, exposed brick feature wall, radiators. Wide opening through to orangery.

ORANGERY: 9'5" x 12'0" (2.87m x 3.66m): Impressive glazed roof lantern, extensive double glazing overlooking the rear garden, glazed doors opening onto the composite decking.

UTILITY ROOM: 7'5" x 9'11" (2.26m x 3.02m), including WC area: Fitted wall and base storage units, work surface, space and plumbing for washing machine, space for tumble dryer, tiled flooring and access to WC.

DOWNSTAIRS W.C: Low level W.C, wall-mounted wash basin.

GARAGE: 10'10" x 7'6" (3.30m x 2.29m): Roller garage door, useful storage/workshop space.

LANDING: Loft access hatch with ladder and fully boarded loft space, double glazed window on half landing, door to:

BEDROOM ONE: 12'11" x 8'10" (3.94m x 2.69m): Double glazed window, extensive fitted sliding wardrobes incorporating mirrored door, radiator.

BEDROOM TWO: 11'2" x 10'10" (3.40m x 3.30m): Double glazed window, radiator.

BEDROOM THREE: 8'4" x 9'8" (2.54m x 2.95m): Double glazed window, radiator.

BATHROOM: 8'4" x 8'5" (2.54m x 2.57m): Spacious walk-in shower with glazed screen, rainfall shower head and separate handheld shower attachment, low level W.C, countertop wash basin with vanity storage beneath, extensive tiled walls and floors, dual aspect double glazed windows.

EXTERNALLY: To the rear is an enclosed garden incorporating Trex composite decking, providing attractive outdoor seating and entertaining area with direct access from the orangery. Established planting and further garden areas provide a pleasant backdrop to the glazed rear living space. To the front is a driveway accompanied by lawned area.

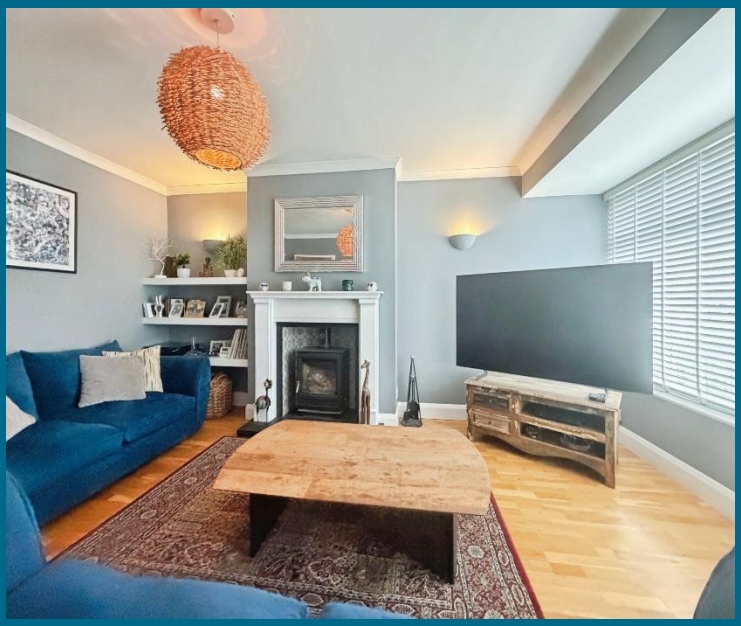
GARAGE: Garage with roller door providing useful storage/workshop space.

T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer













T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

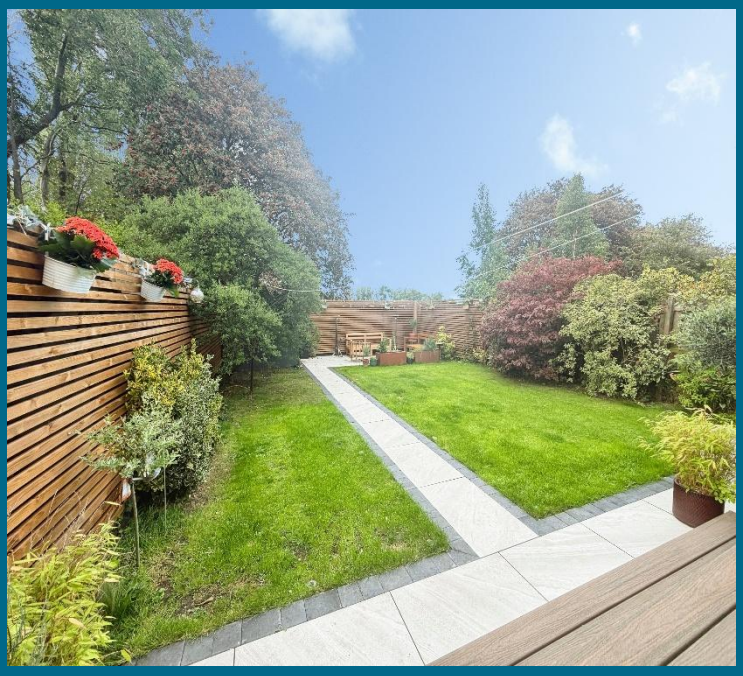






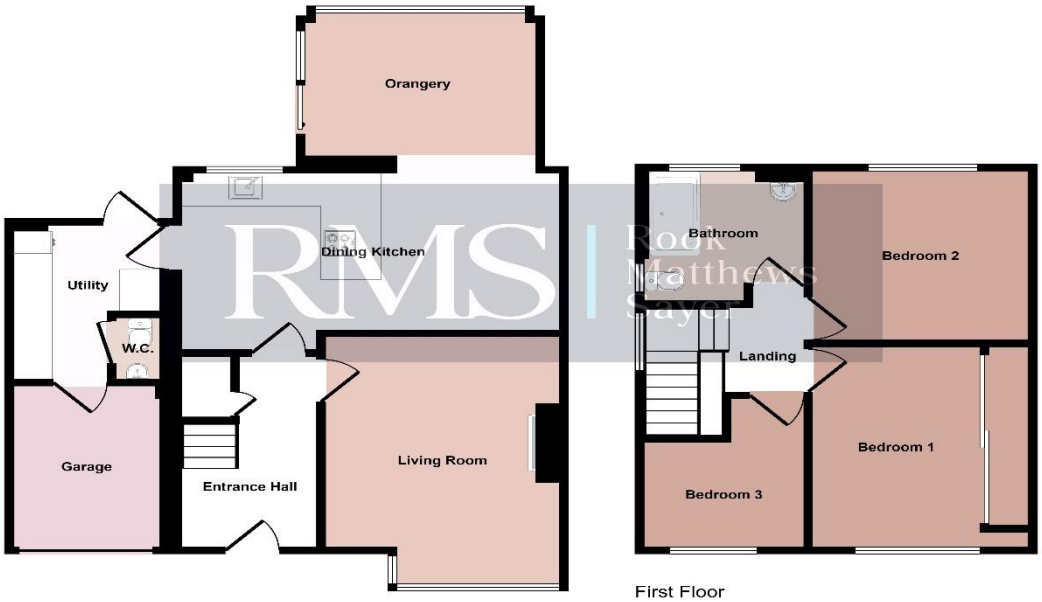






T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



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.

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

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: C
EPC RATING: TBC
WB4067 TJ.DB.16.09.2026.V.1

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

T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer