



## Hadrian Wynd Wallsend

Immaculately presented with a range of high-end fittings and fixtures, this gorgeous, Freehold, detached family home is located on a modern development, within the catchment area for popular schools, amenities and bus routes. It is also within close proximity to excellent transport links to the City Centre, A19 North and South, Cobalt Business Park and the Silverlink. Beautifully presented and showcasing large windows maximising the light into each and every room. Impressive hallway, access to the garage, downstairs cloaks/wc., front facing lounge, stylish and contemporary dining kitchen with bi-fold doors out to the garden, fabulous fitted kitchen with integrated appliances, spacious Gallery landing, four superb sized bedrooms, two with fitted stylish wardrobes. Luxurious en-suite shower room and family bathroom. Enclosed, private rear garden with patio, lawn and shed, side gate to the front, spacious driveway, attached garage. The property also benefits from an EV charger should you choose an electric vehicle.

# £330,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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Entrance Door into:

**ENTRANCE HALLWAY:** Impressive hallway with tiled floor, radiator, staircase to the first floor, door into garage, under stair cupboard with lighting, electric and plumbing for automatic washing machine, door to:

**DOWNSTAIRS CLOAKS/WC.:** Spacious downstairs w.c with half pedestal washbasin, low level wc., tiled floor, spotlights to ceiling

**LOUNGE:** (front): 14'3 x 11'6, (4.34m x 3.51m), spacious lounge with three double glazed windows allowing maximum light into this lovely room, radiator

**DINING KITCHEN:** (rear): 17'4 x 12'0, (5.28m x 3.66m), outstanding family dining kitchen, perfect for family and entertaining. Open and light with bi-fold doors and custom-made blinds opening out to the garden area, the kitchen is fitted with a stylish range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, microwave, hob, fridge freezer, dishwasher, cooker hood, moveable dining table, spotlights to ceiling, one and half bowl sink unit with hot and cold mixer taps, two radiators

**FIRST FLOOR LANDING AREA:** Spacious, feature gallery landing with loft access, the loft which we have been advised is mostly boarded for storage purposes, double glazed window, storage cupboard housing hot water tank, radiator, door to:

**BEDROOM ONE:** (rear): 13'7 x 12'2, (4.15m x 3.71m), spacious double bedroom with three double glazed windows, gorgeous, contemporary fitted wardrobes providing ample hanging and storage space, door to:



**EN-SUITE SHOWER ROOM:** Luxurious en-suite, comprising of, walk in shower cubicle, chrome shower with large ceiling mounted forest waterfall spray, digital control, floating vanity sink unit with on bench sink, low level w.c. with recessed flush, wood effect flooring, modern tiling, chrome ladder radiator, double glazed window, spotlights to ceiling, extractor fan

**BEDROOM TWO:** (front): 11'6 x 9'8, (3.51m x 2.95m), sliding, attractive fitted wardrobes, radiator, double glazed window, spotlights to ceiling

**BEDROOM THREE:** (rear): 9'8 x 9'7, (2.95m x 2.92m), radiator, double glazed window, spotlights to ceiling

**BEDROOM FOUR:** (front): 10'0 x 9'3, (3.05m x 2.82m), radiator, double glazed window, spotlights to ceiling

**BATHROOM:** 11'5 x 7'2, (3.48m x 2.18m), luxury family bathroom comprising of, bath with wall mounted hot and cold mixer taps and shower, ceiling mounted forest waterfall spray, floating sink unit with on-bench sink, hot and cold mixer taps, low level w.c. with recessed flush, shaver point, double glazed window, wood effect flooring, spotlights to ceiling, modern tiling, chrome ladder radiator

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

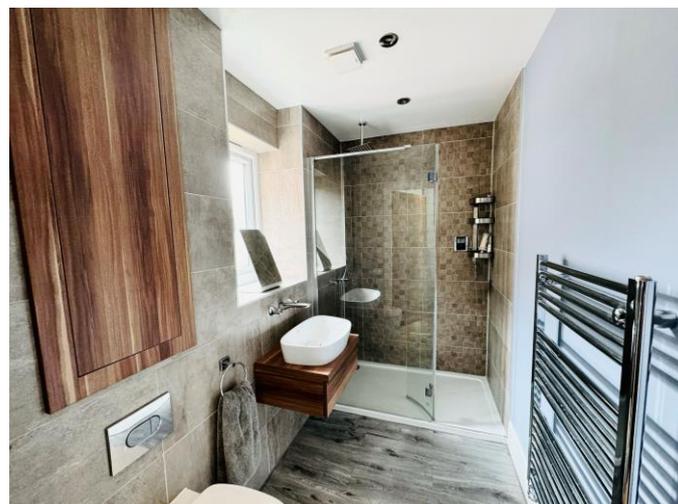
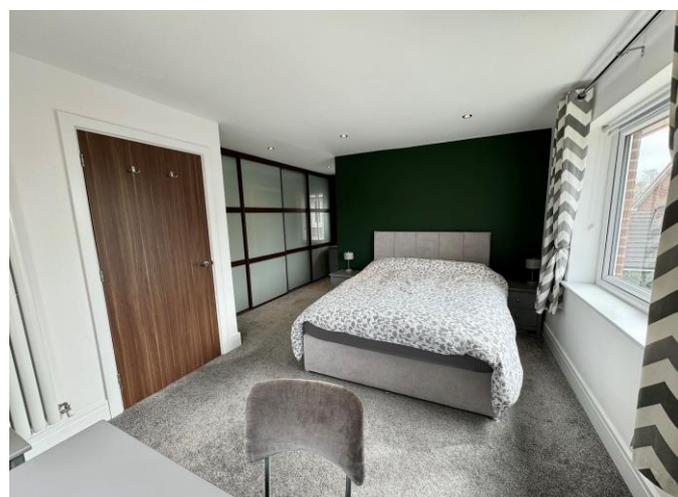
#### **TENURE**

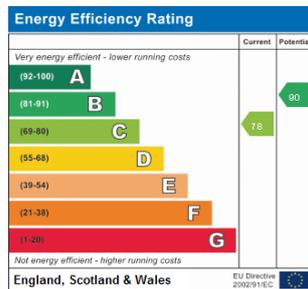
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: E**

**EPC RATING: C**

WB2454.AI.AI.4.05.24.V.1





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

**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.

**16 Branches across the North-East**

