



Rosebay Close Backworth

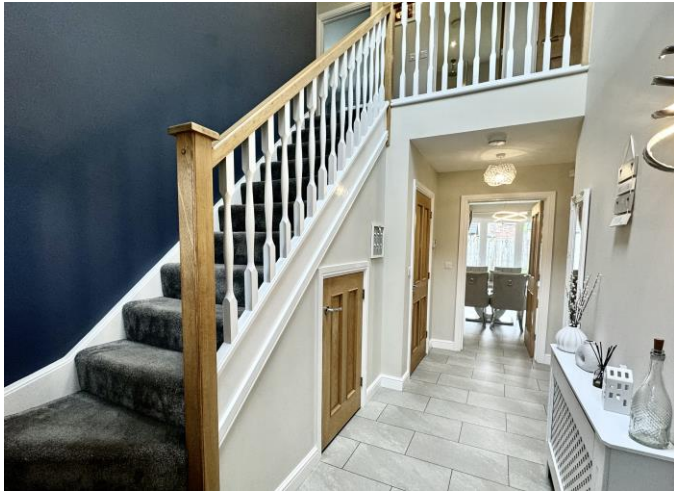
Absolutely, without doubt, one of the most elegant and beautiful detached properties of its style on the open market right now! This larger, Story Homes built property is beautifully positioned overlooking a green area and positioned favourably in this popular close. This sought after development boasts excellent transport links, excellent proximity to popular schools, local amenities and Northumberland Park Metro, Showcasing, a stunning hallway with vaulted ceiling and Velux leading to the fabulous, sweeping staircase up to the gallery landing, downstairs cloaks/wc. The family lounge is a superb size and tastefully presented, outstanding, open family dining kitchen and sitting area, with both bi-fold doors and French doors opening out to the gorgeous garden area. The kitchen is contemporary and stylish with integrated appliances and also has access into the garage area. With a delightful Westerly aspect, the light and warmth in this gorgeous room will ensure a perfect family room for dining or entertaining. To the first floor there are four double bedrooms, the principle, bedroom with quality fitted, mirrored wardrobes, providing ample hanging and storage space, the en-suite is luxurious, with shower and forest waterfall spray. Wonderful family bathroom with beautiful fittings and separate shower cubicle. The rear garden is private and enclosed with a Westerly aspect, patio, artificial lawn, side garden with shed and access through to the front garden area, driveway and garage. A truly fabulous family home!

£450,000

ROOK
MATTHEWS
SAYER

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

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



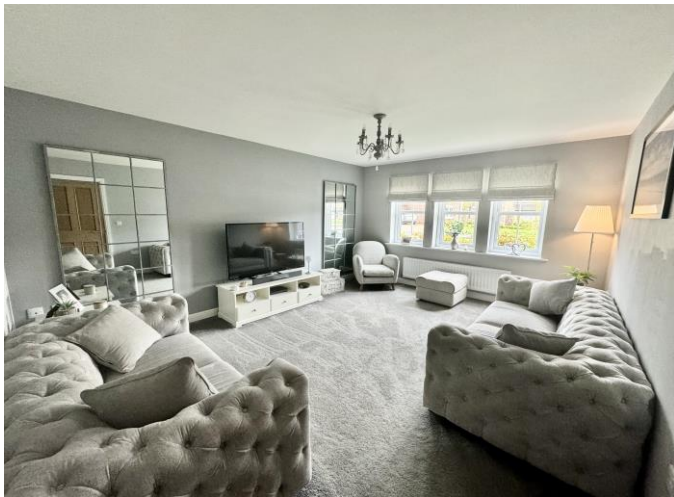
Rosebay Close Backworth

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: a fabulous entrance hallway with vaulted ceiling and large Velux window, sweeping, turned staircase up to the first floor Gallery landing, radiator, radiator cupboard, under-stair cupboard, tiled floor, door to:

DOWNSTAIRS CLOAKS/WC.: half pedestal washbasin with mixer taps, low level w.c. with recessed flush, fully tiled walls, tiled floor, extractor, fitted mirror, radiator

LOUNGE: (front): 16'0 x 12'5, (4.88m x 3.78m), a beautiful and elegant front lounge, three double glazed windows maximising the light, radiator



DINING KITCHEN/FAMILY ROOM: (rear): 31'0 x 12'5, (9.44m x 3.78m), the most beautiful and functional of family rooms, perfect for open plan living and entertaining. With double glazed bi-fold doors and French doors opening out to the garden area and enjoying a warm sunny aspect, this really is a super room! The kitchen is fitted with a contemporary and stylish range of base, wall and drawer units, complimentary worktops, integrated double oven and microwave, large wine fridge, integrated five burner hob, stainless steel cooker hood, integrated dishwasher, washing machine and fridge freezer, pull out larder unit, carousel, pan and cutlery drawers, under-unit and plinth lighting, spotlights to ceiling, double glazed window, three radiators, door to garage



FIRST FLOOR LANDING AREA: gallery style landing with loft access, radiator, airing cupboard housing hot water tank, door to:

BEDROOM ONE: (front): 11'5 x 10'6, (3.48m x 3.20m), excluding depth of stylish, mirrored wardrobes, providing ample hanging and storage space, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: luxurious en-suite, comprising of, shower cubicle with chrome shower and forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c., chrome ladder radiator, double glazed window, fully tiled walls and floor, shaver point

BEDROOM TWO: (rear): 11'9 x 9'5, (3.58m x 2.87m), radiator, double glazed window

BEDROOM THREE: (rear): 10'5 x 9'5, (3.8m x 2.57m), radiator, double glazed window

BEDROOM FOUR: (front): 13'0 x 9'0, (3.96m x 2.74m), into feature double glazed dormer window, radiator



FAMILY BATHROOM: 9'7 x 7'8, (2.92m x 2.33m), a luxurious family bathroom with high end fittings throughout. Comprising of, bath with mixer taps and shower spray, separate shower cubicle with chrome shower and additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, shaver point, double glazed window, fully tiled walls and floor, spotlights to ceiling, mirrored wall

EXTERNALLY: a stunning, low maintenance garden, with delightful Westerly aspect. With feature paving, fencing, artificial lawn, side patio and shed, outside tap and electrics. Front driveway, garden and garage.

GARAGE: 17'2 x 8'7, (5.23m x 2.62m), spacious garage with up and over garage door, lighting and electrics

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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.

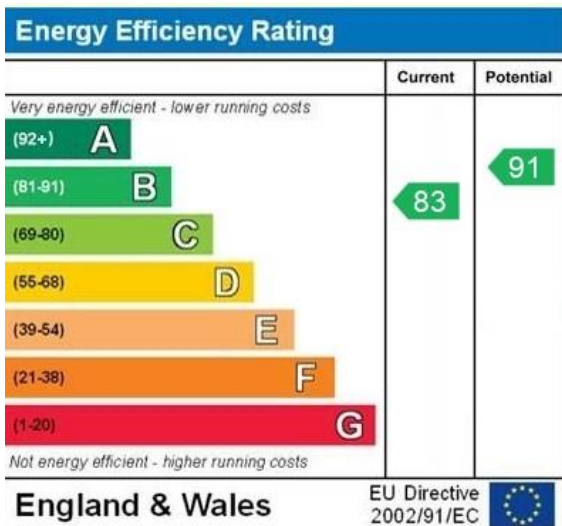
TENURE

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: B

WB2705.AI.DB.25.09.2024.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

