



Holyfields West Allotment

A beautiful, extended, detached family home in a fabulous cul-de-sac position. A purpose built, four-bedroom property benefiting from a re-design to the first floor and large extension to the ground floor.

Enjoying a delightful plot with large garden, double width driveway and double garage. A light and airy hallway welcomes you and opens into a 30'5 x 12'5 lounge through dining room, enjoying a superb extension to the dining area, Velux window and French doors out to the garden. Outstanding, extended dining kitchen with Central Island, stylish units and solid wood worktops, access to the double garage, separate utility room, ground floor bedroom. The first- floor landing area provides access to three, large double bedrooms, bedroom two having originally been two separate bedrooms. All of the bedrooms enjoy fitted storage and there is a fabulous re-fitted en-suite shower room with forest waterfall spray. Luxurious, re-fitted family bathroom with forest waterfall shower. The garden to the rear is not directly overlooked and has been substantially improved to enjoy a paved patio, lawn, summerhouse and access through to the front garden, double width driveway and garage.

£390,000

ROOK
MATTHEWS
SAYER

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

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



Holyfields

West Allotment

Composite Entrance Door to:

ENTRANCE HALLWAY: wood flooring, radiator, double glazed window with fitted shutter blinds, cloaks cupboard, staircase to the first floor, door to:

LOUNGE/DINING ROOM: (dual aspect): 30'5 x 12'5, (9.27m x 3.78m), a stunning, extended family lounge and dining room with double glazed window and fitted shutter blinds to the front, double glazed French doors out to the rear garden, spotlights to ceiling, Velux window allowing maximum additional light into the room, cornice to ceiling, three contemporary radiators, wood flooring, door to:



DINING KITCHEN: (rear): 18'7 x 13'5, (5.66m x 4.09m), a stunning, extended family dining kitchen incorporating a stylish and ample range of base, wall and drawer units, roll edge worktops, central island, Range Cooker, (negotiable), recessed area for American Fridge Freezer, cooker hood, integrated dishwasher, tiled splashbacks, one and a half bowl sink unit with mixer taps, double glazed window, Velux window, spotlights to ceiling, vertical radiator, wood flooring, door into garage, door to:

UTILITY ROOM: 9'2 x 8'3, (2.79m x 2.52m), single drainer sink unit with mixer taps, plumbed for automatic washing machine, fitted base and wall units, roll edge worktops, tiled splashbacks, double glazed window, double glazed door to garden, radiator, wood flooring, loft access with pull down ladders and ample storage, door to:



BEDROOM FOUR: 8'8 x 7'6, (2.64m x 2.29m), currently utilised as bedroom four, but still benefiting from plumbing where the room has been enjoyed as a shower room, previously, radiator, double glazed window, spotlights to ceiling

DOUBLE GARAGE: 18'8 x 16'0, (5.69m x 4.88m), superb sized double garage with electric roller door, combination boiler, additional storage, EV charging point.

FIRST FLOOR LANDING AREA: loft access, spotlights to ceiling, door to:

BEDROOM ONE: (front): 10'6 x 9'4, (3.20m x 2.84m), stylish fitted wardrobes, radiator, double glazed window with fitted shutter blinds, door to:

EN-SUITE SHOWER ROOM: luxurious, re-fitted en-suite enjoying shower cubicle with shower and additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, spotlights and panelling to ceiling, double glazed window, vertical, contemporary radiator, fully tiled walls, with stylish brick effect tiling and Victorian style feature tiling, modern flooring



BEDROOM TWO: (rear): 17'0 x 11'4, (5.18m x 3.45m), originally two bedrooms, now enjoying one large second bedroom, “L” shaped with radiator, cornice to ceiling, two double glazed windows, high gloss fitted wardrobes and dressing table

BEDROOM THREE: (front): 12'9 x 9'4, (3.89m x 2.84m), radiator, double glazed window, large storage cupboard with hanging space

FAMILY BATHROOM: 9'0 x 6'7, (2.74m x 2.0m), a stunning, re-fitted family bathroom, showcasing, bath with brass hot and cold mixer taps, brass shower with additional forest waterfall spray, floating, contemporary sink unit with on-bench sink and brass mixer taps, low level w.c. with push button cistern, spotlights to ceiling, vertical radiator, double glazed window, feature panelling

EXTERNALLY: a beautiful, landscaped rear garden with paving, lawned area, summerhouse, side gate to the front lawn and garden area, double width driveway and double garage

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway/ Double Garage

MINING

The North East 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.

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

WB2998.AI.DB.28.04.2025V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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

