



Turnberry | Red House Farm | NE25 9YE

£520,000

We are all in a real tizzy over this luxurious family detached family home on the highly sought after Red House Farm estate. Absolute gorgeousness throughout, we just know its next family will fall head over heels as soon as they step through the door. With OFSTED schools of excellence within catchment, the Metro, Sainsburys, shops and amenities right on your doorstep! With just a few minutes' drive to our beautiful coastline, what's not to desire with this fabulous location! You are greeted by a welcoming hallway, contemporary downstairs cloaks/w.c. Stunning lounge, beautifully presented, fireplace and gas, living flame fire. Outstanding, open plan, stylish family living and dining kitchen, breakfast bar, integrated appliances, bi-fold doors out to the garden area, gorgeous family/garden room with doors out to the garden, utility area, part converted garage. Spacious landing area, four double bedrooms, the principal bedroom with stunning en-suite shower room. Fabulous family bathroom with shower. Delightful rear garden with Southerly aspect, patio, outside electrics and lawn. Front double length, block paved driveway, lawned area and hedging.



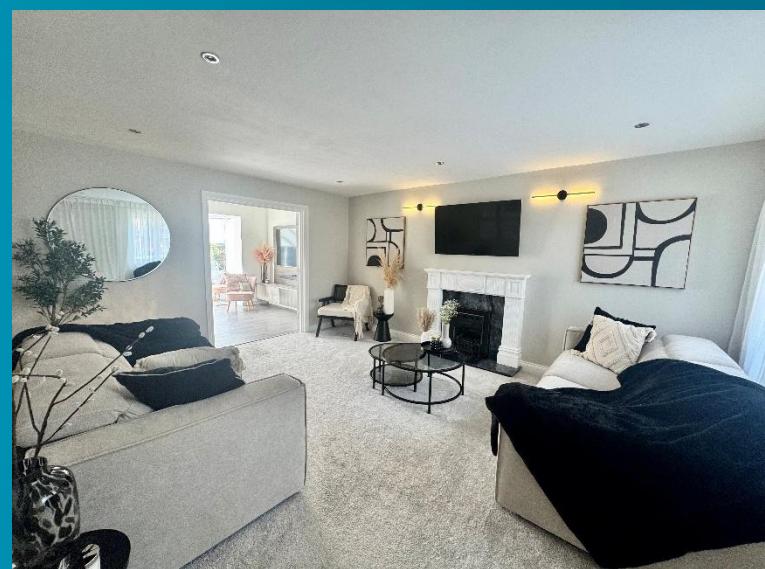
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Composite Entrance Door to:

ENTRANCE HALL: vertical radiator, laminate flooring, staircase up to the first floor, cornice to ceiling, spotlights to ceiling, door to:

DOWNSTAIRS CLOAKS/W.C.: high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, vertical radiator, double glazed window, spotlight

LOUNGE: (front): 17'4 x 13'5, (5.28m x 4.09m), into double glazed window, spotlights to ceiling, attractive feature fireplace, gas, living flame fire, contemporary wall lights, radiator, double doors opening into:

FAMILY LIVING AND DINING KITCHEN: 25'9 x 13'3, (7.85m x 4.04m), perfect for family living, dining and entertaining, this outstanding, re-fitted room enjoys maximum sunlight and a delightful Southerly aspect, fitted, stylish media wall, sleek and stylish range of soft close base, wall and drawer units, co-ordinating worktops, breakfast bar and peninsula, integrated electric induction hob, ceiling mounted cooker hood, integrated electric oven, microwave, dishwasher, integrated floor to ceiling freezer and floor to ceiling fridge, spotlights to ceiling, under-unit lighting, double glazed bi-fold French doors opening out to the garden area, wine cooler, radiator, laminate flooring, fitted mirror, one and a half bowl sink unit with mixer taps, through to utility room, open to:

GARDEN ROOM: (rear): 11'0 x 10'0, (3.35m x 3.05m), beautiful sunny room overlooking the rear garden, radiator, laminate flooring, double glazed French doors opening out to the garden area

UTILITY ROOM: 9'2 x 6'8, (2.79m x 2.03m), partitioned from the garage area to create a useful utility space, plumbed for automatic washing machine, combination boiler, door to:

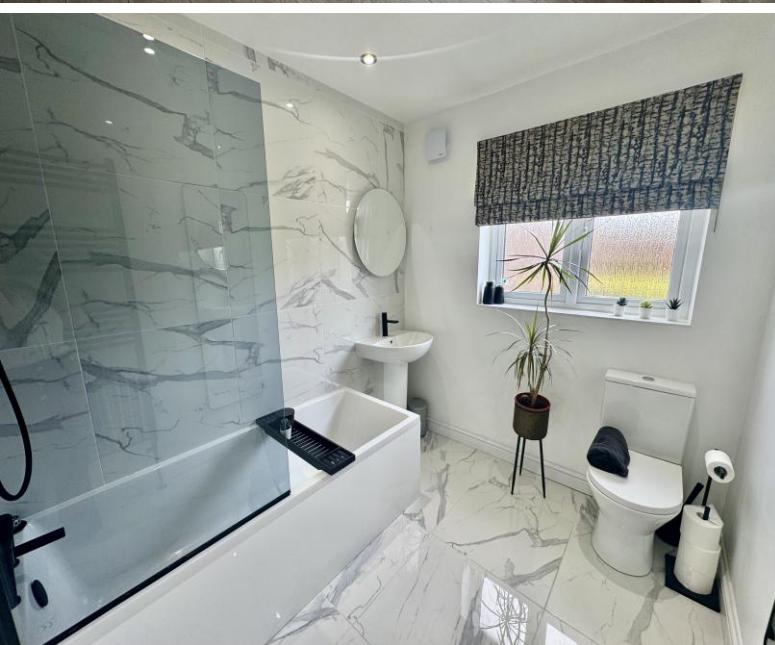
GARAGE: up and over garage door out to the front



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



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FIRST FLOOR LANDING AREA: spacious landing area, loft access, door to:

FAMILY BATHROOM: 7'8 x 6'8, (2.33m x 2.03m), luxurious, re-fitted family bathroom with a range of contemporary fixtures and fittings, showcasing, bath with mixer taps, shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, high gloss tiled floor, vertical radiator, double glazed window, spotlights to ceiling, high gloss tiling to walls

BEDROOM ONE: (front): 14'2 x 10'1, (4.32m x 3.07m), double glazed window, radiator, cornice to ceiling, door to:

EN-SUITE SHOWER ROOM: gorgeous en-suite with chrome shower and additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, double glazed window, tiled floor, fully tiled walls, panelling and spotlights to ceiling

BEDROOM TWO: (front): 14'0 x 9'4, (4.27m x 2.84m), radiator, double glazed window, double fitted wardrobe providing ample hanging and storage space

BEDROOM THREE: (rear): 11'2 x 9'2, (3.40m x 2.79m), double glazed window, radiator, cornice to ceiling

BEDROOM FOUR: (rear): 9'3 x 7'6, (2.82m x 2.29m), radiator, double fitted wardrobe providing ample hanging and storage space

EXTERNALLY: fabulous rear garden enclosed with delightful Southerly aspect. Mainly lawned with patio, mature well stocked borders. To the front there is a spacious, block paved driveway with parking for two vehicles, lawned area and hedging.

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 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

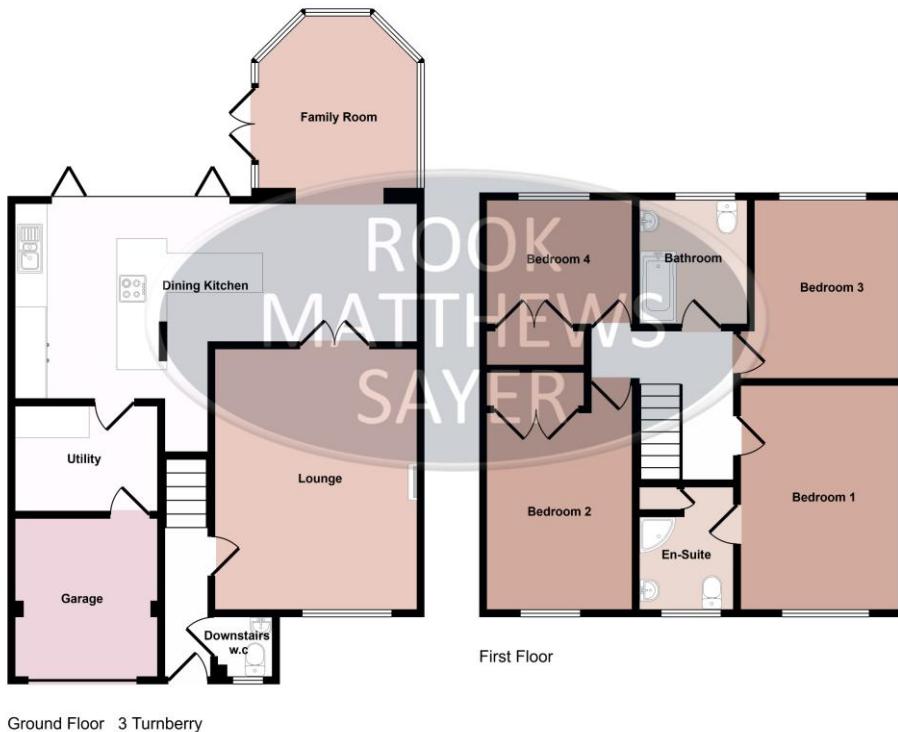
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T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	75 C
39-54	E		
21-38	F		
1-20	G		

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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.



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