



Beresford Road | Marden Farm, Cullercoats | NE30 3JQ £500,000

Showcasing style, space and gorgeous-ness, this family home boasts a super location on the highly sought after Marden Farm Estate. With a beautiful Southerly aspect, outdoor living is also a real plus, topping up your vitamin D levels in the summer! Within catchment for popular local schools, shops, bus routes and a 10-15 minute walk to Cullercoats Metro and sea front. Also a short drive to Whitley Bay town centre and an approximately twenty minute walk. Beautifully and thoughtfully re-designed, finished and presented to the highest of standards, creating excellent space for the family. With an entrance porch and impressive hallway, downstairs cloaks/w.c., front facing lounge with be-spoke fitted shelving, storage, media wall and infinity fire. The stunning, extended kitchen, dining and family room is the true heart of the home, designed with both everyday living and entertaining in mind. Flooded with natural light from a large roof lantern, French doors and full-width bi-fold doors that seamlessly open onto the garden, the space effortlessly blends indoors and out. The contemporary and stylish kitchen features a sleek central island with breakfast bar seating, the fabulous kitchen also benefits from integrated appliances. There is a large, defined dining area and spacious family room zone, providing plenty of room for relaxing with the family and hosting, all set against stylish herringbone flooring and modern finishes throughout, separate family room/office/ground floor bedroom with French doors out to the garden, shower room and utility space with access through to the garage with electric roller garage door. There is a split level first floor landing, for those of you that love the laundry the cupboard with laundry chute will provide hours of entertainment, access to four generous bedrooms, the principal bedroom with a luxurious en-suite shower room. The family bathroom has been re-created to offer the ultimate in peace and calm, with freestanding bath taking centre stage, complimented by striking black fittings in a modern contrast, the walls and floor showcase's a marble effect tiling, providing a clean and stylish finish. Enjoy the landscaped rear garden which has a Southerly aspect, with patio areas, feature borders and artificial lawn, front drive and part converted garage.



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Composite Entrance Door to:

ENTRANCE PORCH: Herringbone style flooring, storage cupboard, door to:

ENTRANCE HALLWAY: An impressive hallway with staircase up to the split, level landing area, Herringbone style flooring, under-stair cupboard, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: low level w.c., vanity sink unit with mixer taps, tiled splashbacks, Herringbone style flooring

LOUNGE: (front): 13'0 x 12'3, (3.96m x 3.73m), with measurements into alcoves, fitted with be-spoke storage space, shelving and media wall, recessed lighting, stunning infinity fire, radiator, double glazed window

OPEN PLAN FAMILY LIVING AND DINING KITCHEN: (rear): 22'6 x 18'6, (6.86m x 5.64m), a re-designed and extended family living and dining kitchen, perfect for family time, entertaining and hosting. Thoughtfully fitted with a range of sleek and contemporary base, wall and drawer units, worktops, central island with seated breakfast area, induction hob and drawer space. The main kitchen area has ample space for preparing and cooking, with an eye level double electric oven, integrated fridge/freezer, integrated dishwasher, one and a half bowl sink unit with mixer taps, down lighters, Herringbone style flooring, spotlights to ceiling, tall larger cupboard, under-stair cupboard, spacious dining area with large roof lantern allowing for superb natural light, double glazed French doors and full size bi-fold doors opening out to the garden area, three vertical radiators, spotlights to ceiling, door to:

FAMILY ROOM: (rear): 11'2 x 6'7, (3.40m x 2.0m), currently utilised as a playroom for the children, but also perfect as an office or potentially a ground floor bedroom, double glazed French doors out to the garden area, radiator, door to:

DOWNSTAIRS SHOWER ROOM/UTILITY AREA: 6'6 x 6'6, (1.98m x 1.98m), shower cubicle, electric shower, vertical radiator, modern flooring, door to:

GARAGE: 12'7 x 8'2, (maximum), narrowing to 4'5, (3.84m x 2.48m x 1.35m), with a part conversion to allow for the shower room and utility there is still ample space for storage and bikes, combination boiler, electric roller door, power and lighting

FIRST FLOOR LANDING AREA: Split level landing leading to bedrooms and bathrooms, radiator, storage cupboard with fabulous laundry chute, down to the utility area, door to:

BEDROOM ONE: (front): 14'4 x 12'2, (4.37m x 3.71m), double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: A luxurious en-suite shower room with walk-in double shower cubicle with seated recess, chrome shower with forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome radiator, double glazed window, spotlights to ceiling, tiled shower area, tiled floor

BEDROOM TWO: (rear): 11'5 x 8'9, (3.48m x 2.67m), radiator, double glazed window

FAMILY BATHROOM: 8'0 x 6'2, (2.44m x 1.88m), stunning, re-fitted bathroom, with contemporary black fittings, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, modern tiling to the walls, chrome radiator, spotlights to ceiling, extractor, double glazed window

BEDROOM THREE: (front): 11'1 x 6'8, (3.38m x 1.98m), double glazed window, radiator

BEDROOM FOUR: (rear): 10'2 x 6'9, (3.30m x 2.06m), double glazed window, additional Velux window, radiator

EXTERNALLY: A wonderful, landscaped rear garden of excellent proportions, with patio area, artificial lawn, feature gravelling to borders, a highly sought after Southerly aspect, so you can make the most of summer days, (when we have them!). To the front is a block paved driveway, garden area and electric roller garage door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

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: D

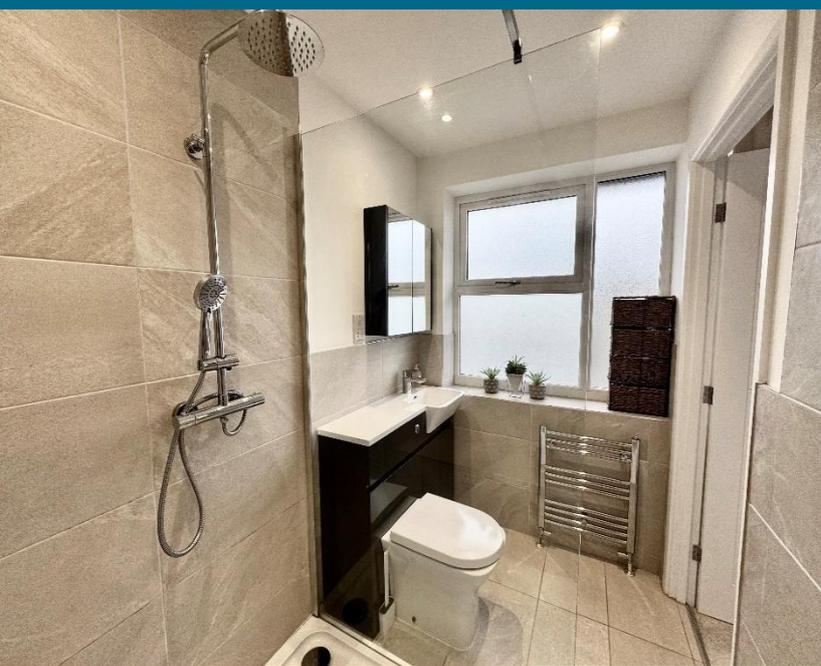
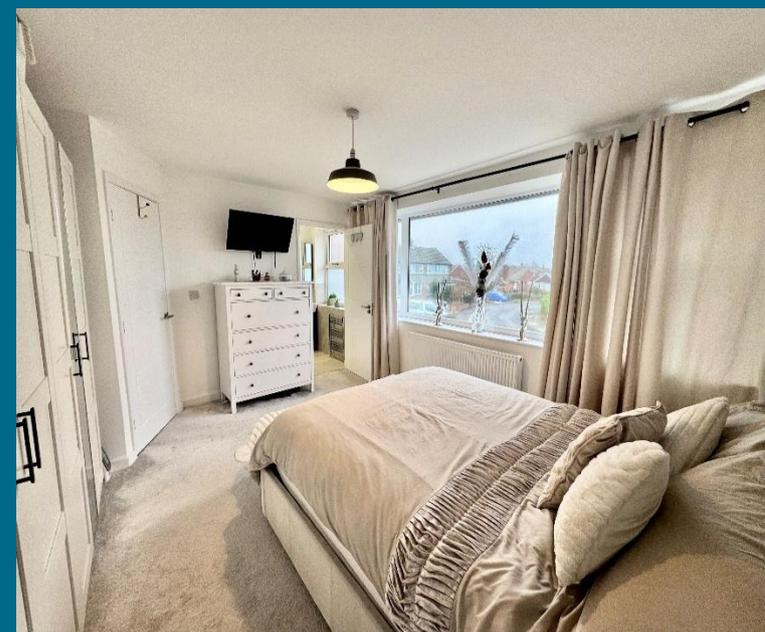
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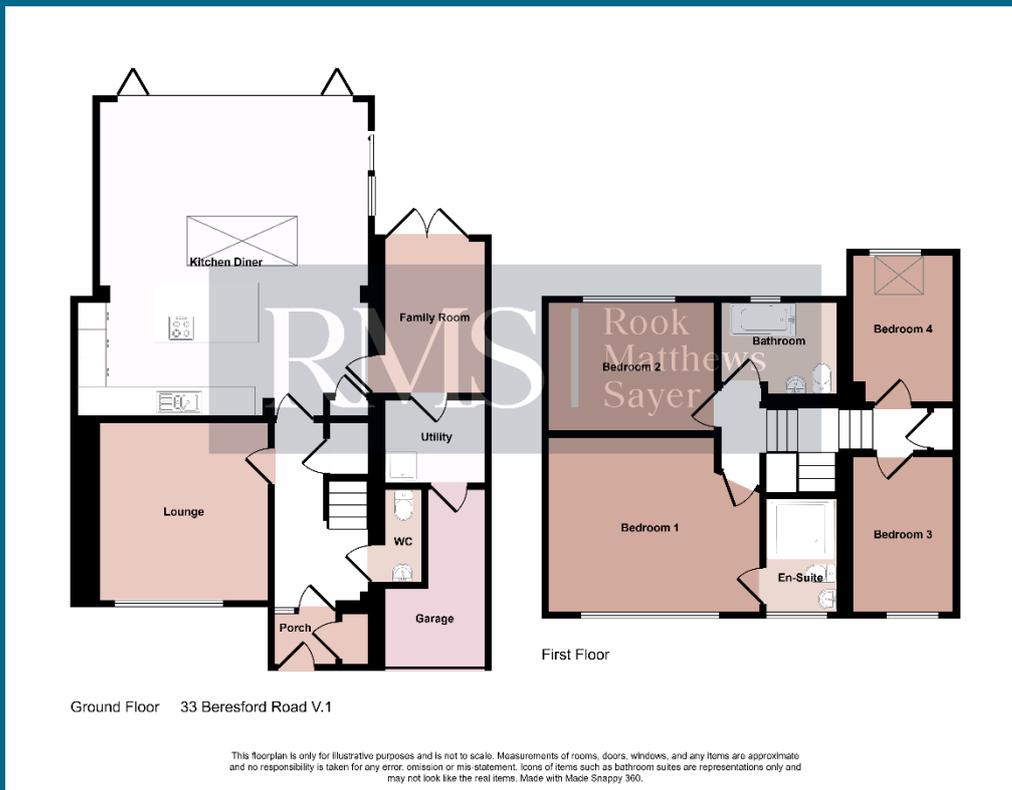
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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