



Zetland Drive | Whitley Bay | NE25 8UW

£220,000

A fabulous plot size showcasing an extensive rear garden with delightful, sunny aspect, perfect for those who love the outdoors or have a family. This spacious family home also enjoys a front garden, driveway and garage! With popular local schools close by, shops, amenities and bus routes, you are also approximately a five-minute drive from Whitley Bay town centre. With a generous entrance hallway, turned feature staircase up to the first floor, downstairs cloaks/w.c., lounge with dual aspect and bay window, brick fireplace, conservatory overlooking and opening out to the garden area. Family breakfasting kitchen with peninsula, utility and workspace providing excellent storage and additional space. Three bedrooms to the first floor, one with dual aspect and fitted wardrobes. Contemporary family bathroom with rainfall shower. Shared access driveway and garage

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ENTRANCE HALLWAY: (front) 11'5 x 6'9 (3.4m x 1.8m), double glazed door, radiator, turned staircase to first floor

LOUNGE: (front) 17'9 x 14 (5.2m x 4.3m), spacious lounge, feature fire, cornice to ceiling, double glazed window, radiator, door to conservatory

CONSERVATORY: (rear), double glazed windows, two radiators, door to rear garden

BREAKFASTING KITCHEN: (rear) 10'4 x 10'2 (3m x 3m), light and airy family breakfasting kitchen, incorporating a range of wall and base units, co-ordinating work tops, one and a half bowl sink and drainer with mixer taps, tiling to walls, cooker hood, gas point, peninsula, two double glazed windows, one radiator, door to utility room

UTILITY ROOM: (rear), plumbing for washing machine, partially tiled floor, door to South West facing rear garden

DOWNSTAIRS CLOAKS W.C.: (side) 2'5 x 5'9 (0.6m x 1.5m), low level w.c., partially tiled walls, radiator, double glazed window, wall recess, spotlights to ceiling

FIRST FLOOR LANDING AREA: doors to:

BEDROOM ONE: (rear) 10'6 x 13'7 (3m x 3.9m), double glazed window overlooking rear garden, radiator

BEDROOM TWO: (rear) 10'5 x 10'9 (3m x 3m), fitted wardrobes, two double glazed windows overlooking rear garden, radiator

BEDROOM THREE: (front) 10' x 6'9 (3m x 1.8m), fitted storage, double glazed window, radiator

FAMILY BATHROOM: (front) 5'4 x 6'9 (1.5m x 1.8m), beautiful family bathroom, shower over bath with mixer taps and additional rainfall shower head, wash basin with mixer taps, low level w.c. with push button cistern, two double glazed windows, radiator, spotlights to ceiling

EXTERNALLY: This gorgeous and substantial rear garden enjoys a delightful South Westerly rear garden with privacy hedging and borders, green house, lawn and patio area. Driveway with shared right of access, garage, lawned front garden area



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage/Shared 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: A

EPC RATING: D

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

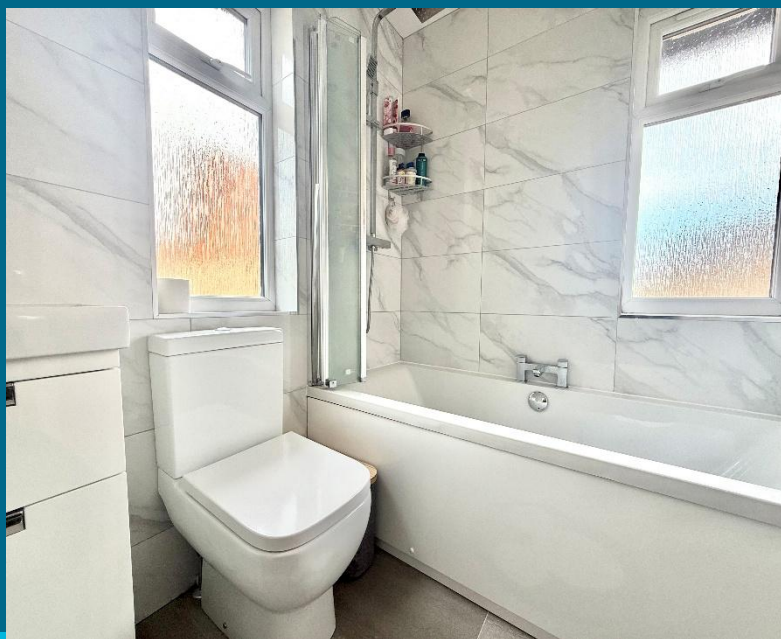
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

AWAITING FLOORPLAN

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.

