



Meadowfield

WHITLEY BAY, NE25 9YD

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



4 BEDROOMS
2 BATHROOMS
3 RECEPTION ROOMS

ASKING PRICE OF
£625,000

- Rate to the Market
- South-West Rear Garden
- Impressive Hall, Downstairs WC
- Beautiful Garden Room
- Outstanding, Extended
- Within Catchment for Popular Schools
- Two Reception Rooms
- Four Bedrooms, En-Suite

Stunning coastal family home

If you are searching for your perfect coastal family home then look no further! Rare to the market, this stunning, extended detached property is positioned beautifully within a cul-de-sac. Within catchment for sought after local schools, walking distance to the Metro and Sainsbury's and a short drive to our fabulous beaches, Monkseaton Village and the vibrant Whitley Bay town centre.



Immaculate living rooms

Immaculate throughout and showcasing an impressive hallway, downstairs cloaks/w.c., lounge/dining area with gorgeous feature fireplace and gas, living flame fire, patio doors opening seamlessly through to the wonderful garden room, which overlooks and open out to the garden area - continue through to the additional sitting room, which is filled with natural light.



Stylish dining kitchen

Stylish and contemporary re-fitted dining kitchen with Range cooker, (negotiable), access to garage and through to garden room. This lovely home also benefits from a fully fitted and flexible office/study, which could easily be adapted to suit a variety of needs, including use as an extra ground floor bedroom or playroom.





Spacious bedrooms & bathroom

The spacious landing area opens to four double bedrooms, all with beautiful fitted storage, the principal bedroom showcases an en-suite shower room and there is a stunning family bathroom with separate shower cubicle.

Delightful garden

Outside space is a real advantage with a delightful West/South-Westerly rear garden with patio, lawn and shed, perfect for long summer days and evenings!



Property Description

Double Glazed Entrance Door to:

Entrance Vestibule: door to hallway, door to:

Downstairs Cloaks/WC: Modern cloaks comprising of, pedestal wash-basin with tiled splashbacks, low level w.c. with push button cistern, radiator, double glazed window, laminate flooring.

Entrance Hallway: An impressive, light and airy hallway with spindle staircase up to the first floor, radiator, laminate flooring, under-stair cupboard, door to:

Lounge/Dining Room: (Front):

20'7 x 12'9, (6.27m x 3.89m)

A beautifully presented front facing lounge with double glazed patio door through to the orangery, Georgian Bar double glazed window, attractive feature fireplace with gas, living flame fire, radiator.

Dining Kitchen: (Rear):

17'0 x 11'2, (5.18m x 3.40m)

A stunning, re-fitted family dining kitchen with Wren, quality, stylish units. Showcasing a range of base, wall and drawer units, granite worktops and peninsula, Range cooker, (negotiable), integrated microwave, plumbing for dishwasher, one and a half bowl sink unit, LED plinth and under-unit lighting, pantry cupboard, panelled ceiling with spotlights, Georgian bar double glazed window overlooking the rear garden, two radiators, stylish flooring, door to garage, double glazed patio doors through to:

Garden Room: (Rear):

15'8 x 11'0, (4.78m x 3.35m)

Such a wonderful family room overlooking and with double glazed French door opening out to the garden area, radiator, tiled floor, spotlights to ceiling, double glazed patio doors through to:

Sitting/Dining Room: (Dual Aspect):

14'4 x 12'5, (4.37m x 3.78m)

Double glazed Georgian Bar window to the front, double glazed Georgian Bar French doors opening out to the garden, radiator, door to:

Office/Study:

11'7 x 7'9, (3.53m x 2.36m)

A fabulous, fully fitted office/study with fitted drawers, shelving and storage, desktops, radiator, double glazed Georgian Bar window to the front.

First Floor Landing Area:

Spacious, light and airy landing, loft access, coving to ceiling, door to:

Family Bathroom:

8'1 x 5'6, (2.46m x 1.68m)

Stylish and spacious family bathroom, comprising of, bath with mixer taps, separate shower cubicle with electric shower, contemporary on-bench vanity sink unit, low level w.c. with push button cistern, chrome radiator, tiled floor, double glazed Georgian Bar window, tiled walls, panelled ceiling with spotlights.

Bedroom One: (Front):

11'5 x 11'2, (3.48m x 3.40m)

Including depth of beautiful, mirrored fitted wardrobes, providing ample hanging and storage space, co-ordinating drawers, radiator, Georgian Bar double glazed window, door to:

En-Suite Shower Room:

Stylish en-suite, with shower cubicle, electric shower, vanity sink unit, low level w.c. with push button cistern, chrome ladder radiator, double glazed Georgian Bar window, tiling and panelling to walls, tiled floor.

Bedroom Two: (Rear):

9'5 x 9'1, (2.87m x 2.77m)

Excluding depth of attractive fitted wardrobes, radiator, Georgian Bar double glazed window.

Bedroom Three: (Front)

11'8 x 8'4, (3.56m x 2.54m)

Including depth of fitted wardrobes and over-bed storage, additional storage cupboard, radiator, double glazed Georgian Bar window.

Bedroom Four: (Rear):

9'0 x 8'4, (2.74m x 2.54m)

Including depth of fitted wardrobes and over-bed storage, radiator, double glazed Georgian Bar window.

Externally:

An absolute delight of a garden with a show stopping West/South-Westerly-garden. Lovingly landscaped by the current owners to showcase patio areas, lawn, raised, well stocked borders, outside tap, side path with gated access to the spacious front driveway and side garden, electric roller door into:

Garage:

16'9 x 8'0, (5.11m x 2.44m)

Plumbing for automatic washing machine, combination boiler, storage, light and electric points, access to dining kitchen.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FTTP

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE / DRIVEWAY

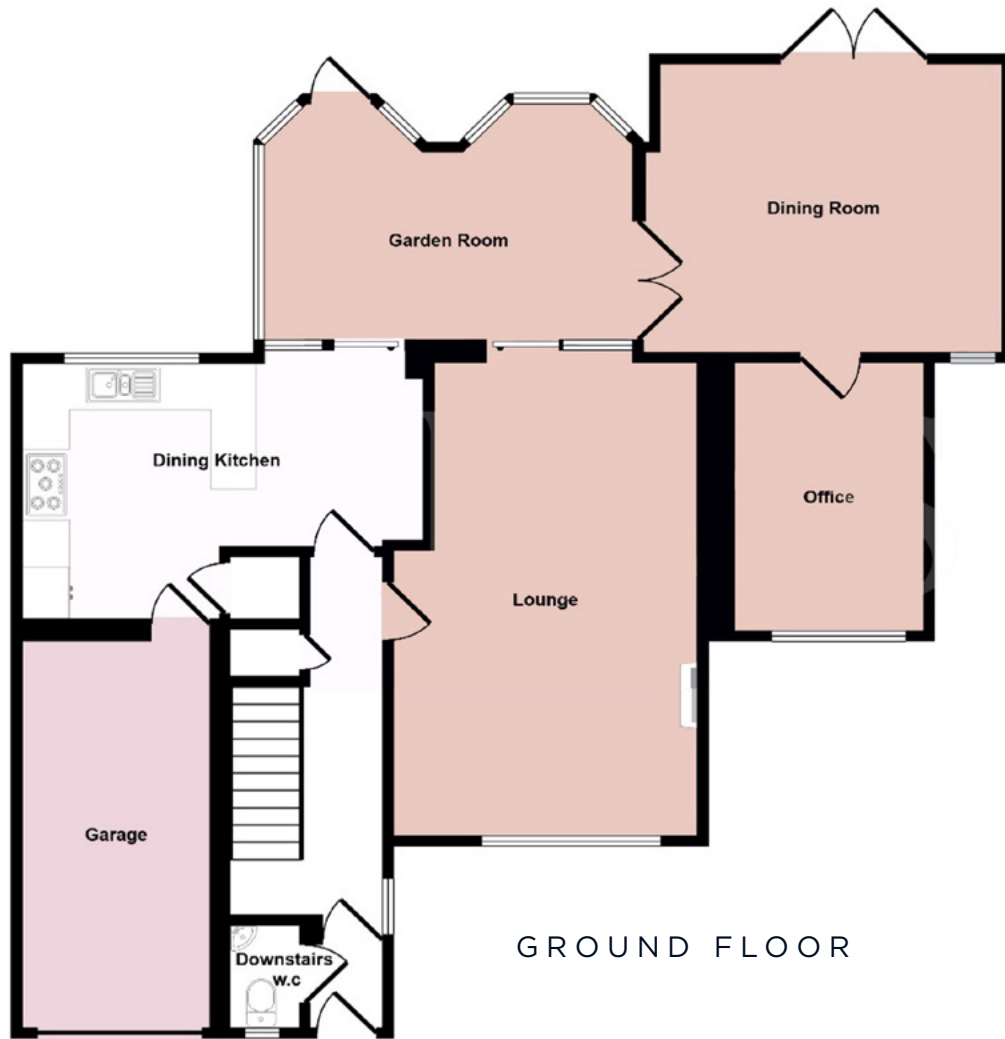
Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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.

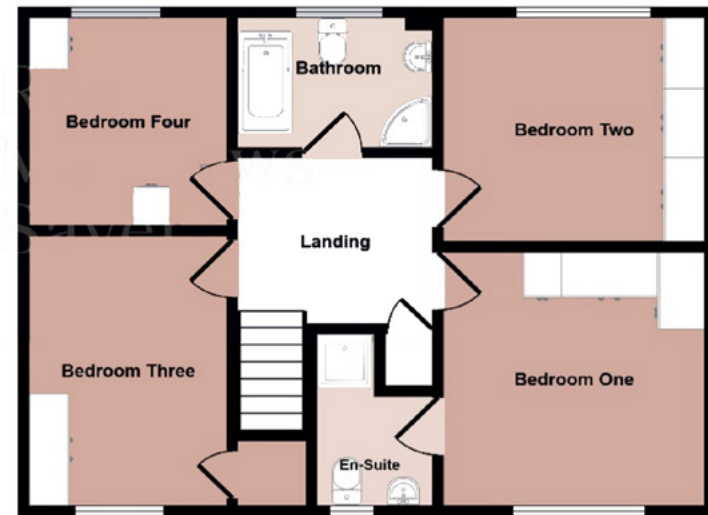
Council Tax Band: E

EPC Rating: D

WB3761.AI.DB.20.04.2026. V1



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
T: 0191 246 3666 whitleybay@rmsestateagents.co.uk

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.