



Heathfield | West Allotment | NE27 0BP

Offers Over £330,000

A substantial and beautifully presented four-bedroom semi-detached home, arranged over three impressive floors and offering stylish, versatile accommodation together with contemporary interiors, generous reception space and a landscaped south-facing rear garden. Occupying a pleasant position within this modern residential development, the property combines excellent proportions with practical everyday living, including multiple reception areas, two en-suite facilities, garage and covered parking. The ground floor opens via an impressive entrance hallway with cloakroom/WC and access into a stylish contemporary kitchen fitted with a range of modern wall and base units, integrated appliances and breakfast bar seating. To the rear of the property there is a versatile snug/reception room opening through to a bright dining room with French doors overlooking and leading out to the landscaped south-facing garden, creating an excellent everyday living and entertaining space. To the first floor there is an exceptionally spacious living room with French doors and Juliet balcony, a generous fourth bedroom and an impressive principal bedroom suite featuring a dedicated dressing area with fitted sliding wardrobes together with a superb en-suite bathroom incorporating both a separate shower enclosure and bath. The second floor provides two further well-proportioned bedrooms, including a spacious double bedroom with fitted wardrobes and en-suite shower room, alongside a further versatile double bedroom. A stylish family bathroom completes the accommodation. Externally, the property enjoys a beautifully maintained south-facing rear garden incorporating lawned sections, contemporary patio seating areas and raised decking, creating a superb outdoor entertaining space. To the front there is a driveway/car port leading to the garage. A particularly spacious and immaculately presented home, offering flexible accommodation and modern styling throughout, ideally suited to buyers seeking substantial living space across three floors. Ideally positioned for access to local shops, supermarkets, schools and excellent transport links.



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Four-Bedroom Semi-Detached Home

South-Facing Landscaped Rear Garden

Two En-suites and Separate Bathroom

Ground Floor W.C

Spacious Living Room with Juliet Balcony

Stylish Contemporary Kitchen with Breakfast Bar

Bright Dining Room/Sun Room Overlooking The Garden

Garage And Covered Car Port Parking

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Front entrance door, tiled flooring, radiator, staircase to first floor, door to:

W.C. 7'05" x 4'03" (2.26m x 1.30m): Low level WC, pedestal wash basin, radiator, tiled splashback.

KITCHEN 9'04" x 12'03" (2.84m x 3.73m): Double glazed window, fitted wall and base units, breakfast bar seating, integrated oven, gas hob, cooker hood, sink unit, tiled flooring, radiator.

SNUG/RECEPTION ROOM 7'04" x 13'00" (2.24m x 3.96m): Tiled flooring, radiator, open access through to:

DINING ROOM/SUN ROOM 11'01" x 8'11" (3.38m x 2.72m): Double glazed windows, double glazed French doors to rear garden, tiled flooring, radiator.

FIRST FLOOR LANDING: Staircase to second floor, door to:

LIVING ROOM 13'07" x 14'03" (4.14m x 4.34m): Double glazed French doors with Juliet balcony, double glazed windows, radiator.

BEDROOM ONE 10'00" x 16'04" (3.05m x 4.98m)
Plus dressing area: Double glazed window, dressing area with fitted sliding wardrobes, radiator, door to:

EN-SUITE BATHROOM 8'11" x 10'09" (2.72m x 3.28m): Panelled bath, walk-in shower enclosure, vanity wash basin, low level WC, radiators, double glazed window.

BEDROOM FOUR 10'00" x 15'01" (3.05m x 4.60m): Double glazed window, radiator.

SECOND FLOOR LANDING: Loft access, storage cupboard, door to:

BEDROOM TWO 9'04" x 12'00" (2.84m x 3.66m): Double glazed window, fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM 4'06" x 5'08" (1.37m x 1.73m): Shower enclosure, wash basin, low level WC, radiator.

BEDROOM THREE 10'00" x 15'01" (3.05m x 4.60m): Double glazed window, radiator.

FAMILY BATHROOM 7'06" x 9'05" (2.29m x 2.87m): Panelled bath, pedestal wash basin, low level WC, tiled surrounds.

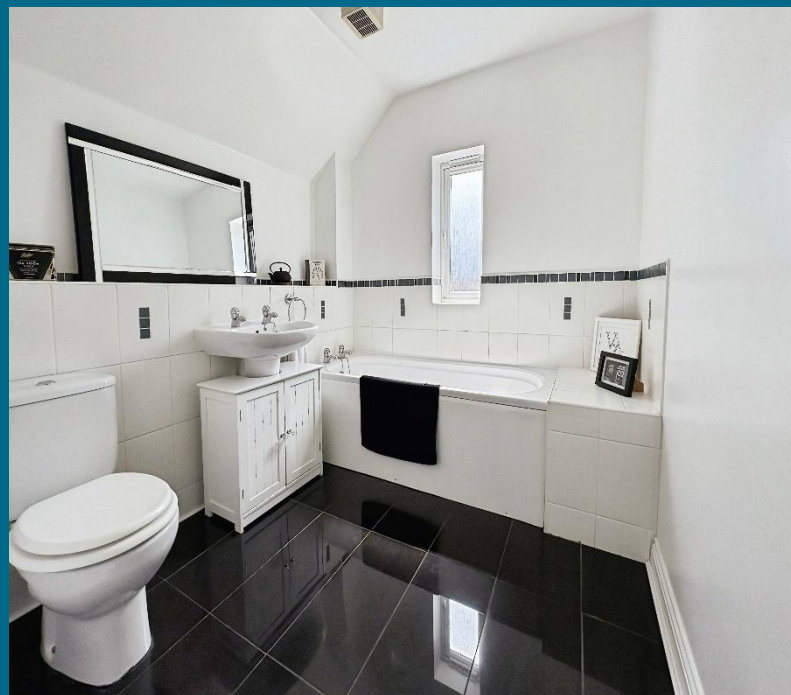
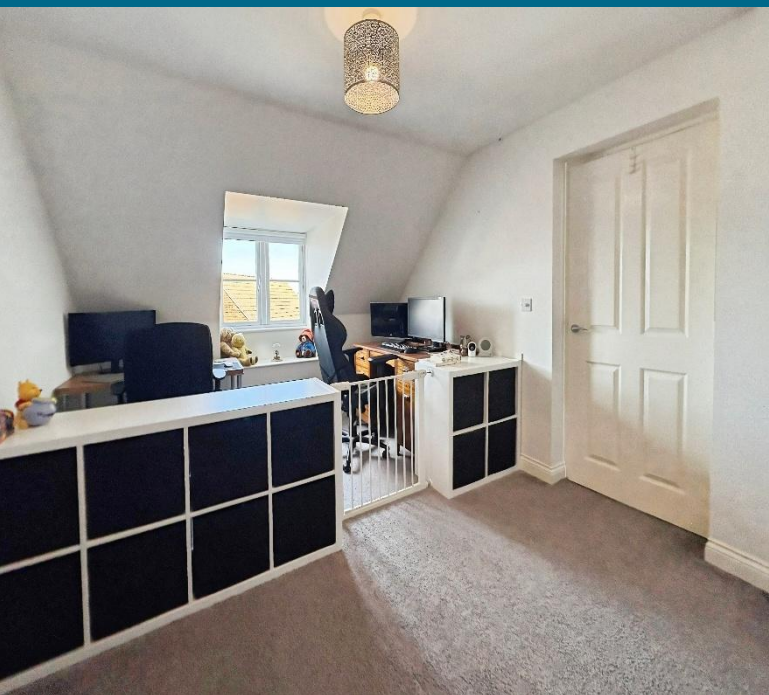
EXTERNALLY: Front garden area, driveway/car port, garage and enclosed south-facing rear garden with lawn, patio seating areas and raised decking.

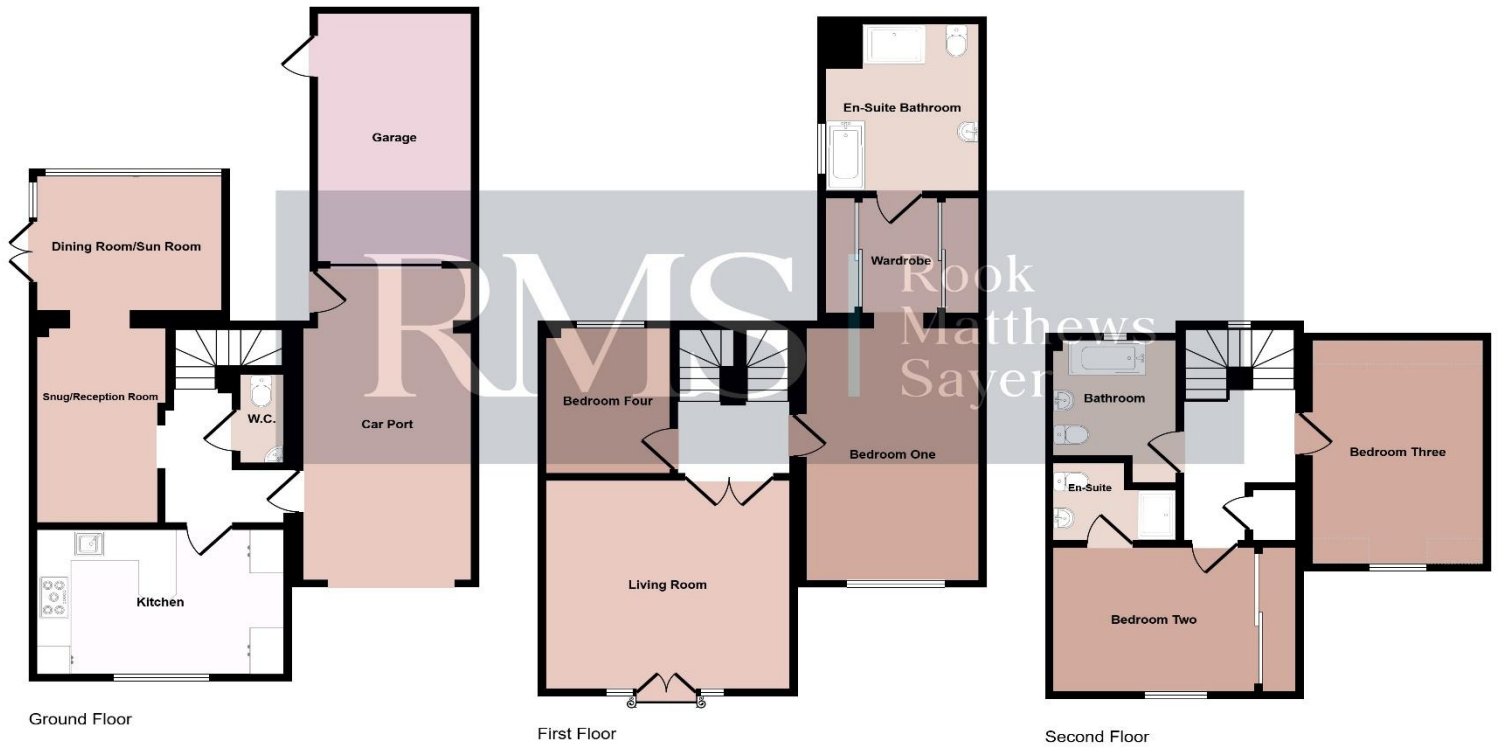
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RMS | Rook
Matthews
Sayer







Ground Floor

First Floor

Second Floor

Denotes head height below 1.5m

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	73 C	80 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.

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: C
WB3791.AI.DB.20.05.2026.V.1



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