



Fairways | Whitley Bay | NE25 9YG

£585,000

Tucked within this highly regarded residential development, this striking four bedroom detached home delivers space, style and effortless living in equal measure. From the moment you arrive, the sweeping driveway with space for multiple vehicles and attractive frontage set the tone. Step inside and the quality continues through a welcoming entrance hallway with herringbone flooring immediately creates a sense of modern elegance and flow. To the front, the principal living room is beautifully presented, offering a calm and comfortable retreat with feature fireplace. To the rear, the home opens into an impressive dining space with a box bay window framing views over the garden, a perfect setting for gatherings and everyday life. The kitchen is undoubtedly a standout feature. Designed with both practicality and impact in mind, it boasts sleek cabinetry, extensive granite work surfaces and a substantial central island with breakfast bar seating, ideal for everyday living and social occasions. Integrated appliances and garden access complete this superb space. A versatile study/reception room to the front provides flexibility for modern lifestyles whether as a home office, playroom or additional lounge, while a stylish ground floor wet room/WC adds further convenience. Upstairs, the sense of space continues. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Three further well-proportioned bedrooms provide excellent accommodation for family or guests, all served by a modern family bathroom finished in a clean, timeless style. Externally, the rear garden offers an excellent degree of privacy with lawn, mature planting and paved patio areas, perfectly arranged for outdoor dining, entertaining or simply relaxing. This is a home that has been thoughtfully styled and beautifully maintained throughout, offering generous proportions, high-quality finishes and genuine move-in ready appeal.

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ENTRANCE HALLWAY: A welcoming and beautifully presented entrance hallway with contemporary herringbone style flooring, staircase to the first floor and access to principal ground floor rooms, staircase to first floor, radiator.

LOUNGE 10'6" x 16'9" (3.20m x 5.11m): A stylish and well-proportioned reception room with front aspect window providing excellent natural light and feature fireplace with surround forming the focal point of the room. Feature fireplace with surround, fitted carpet, radiator, double glazed window.

DINING ROOM 24'2" x 10'6" (7.37m x 3.20m): An impressive extended dining and family space offering excellent entertaining proportions, open plan through to additional seating area and finished with modern décor throughout. Herringbone flooring, radiator, double glazed bay window and double glazed French doors.

KITCHEN 13'8" x 15'8" (4.17m x 4.78m): A stunning contemporary kitchen fitted with a range of modern wall and base units incorporating granite work surfaces and a central island providing additional preparation and seating space, range style cooker with extractor hood, integrated appliances, inset sink with mixer boiler tap, tiled flooring, recessed ceiling spotlights, double glazed window, door to rear garden.

STUDY / RECEPTION ROOM 8'5" x 12'8" (2.57m x 3.86m): A versatile additional reception room ideal as a home office, playroom or snug, positioned to the front of the property. Herringbone flooring, radiator, ceiling light fitting, double glazed window.

WET ROOM / W.C. 5'6" x 7'8" (1.68m x 2.34m): A modern ground floor wet room. Walk-in shower area, W.C., wash hand basin with vanity unit, heated towel rail, double glazed window.

BEDROOM ONE 13'2" x 8'9" (4.01m x 2.67m): A well-proportioned principal bedroom with fitted storage and access to en-suite facilities. Fitted wardrobes, fitted carpet, double glazed window.

EN-SUITE 6'2" x 6'1" (1.88m x 1.85m): A modern en-suite shower room. Shower enclosure, W.C., wash hand basin with vanity storage, heated towel rail.

BEDROOM TWO 9'5" x 12'6" (2.87m x 3.81m) Plus storage cupboard: A spacious double bedroom with front aspect outlook. Fitted carpet, radiator, double glazed window.

BEDROOM THREE 9'3" x 9'1" (2.82m x 2.77m) Plus storage cupboard: A well-presented bedroom ideal for family use or guest accommodation. Fitted carpet, radiator, double glazed window.

BEDROOM FOUR 10'7" x 7'6" (3.23m x 2.29m): A good sized fourth bedroom suitable as a bedroom or home office. Fixtures & Fittings: Fitted carpet, radiator, double glazed window.

BATHROOM 9'3" x 5'7" (2.82m x 1.70m): A contemporary family bathroom finished to a high standard. Panelled bath with shower over and glass screen, W.C., wash hand basin with vanity storage, tiled walls, tiled flooring, heated towel rail, recessed ceiling spotlights, double glazed window.

EXTERNALLY: To the front of the property there is an attractive landscaped garden with planted borders and a large resin driveway providing off street parking for multiple vehicles. To the rear there is a beautifully maintained private garden, laid mainly to lawn with well stocked borders and mature planting. A paved patio area provides excellent space for outdoor seating and entertaining, with fenced boundaries offering a good degree of privacy.



PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains/Gas
 Broadband: FTTP
 Mobile Signal Coverage Blackspot: No
 Parking: 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

AGENTS NOTE:

We have been informed that planning permission for a Doctor's surgery has been applied for on Pocket Park, next to the main road

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

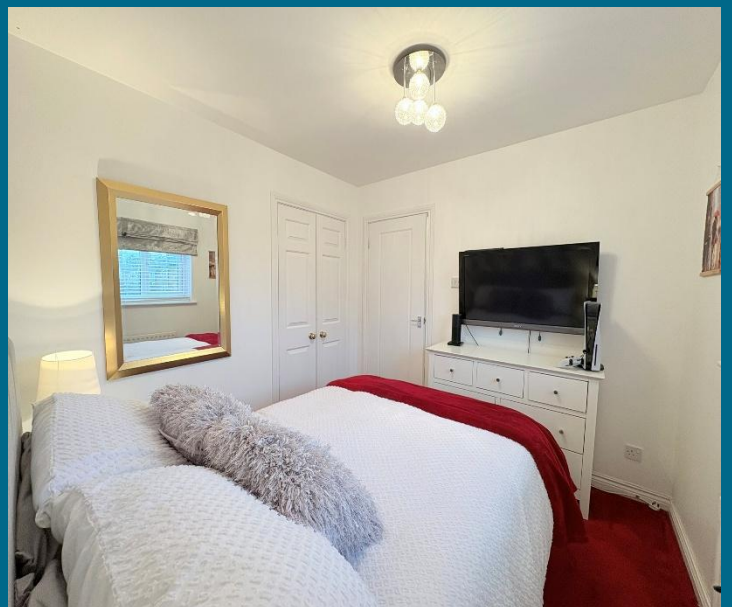
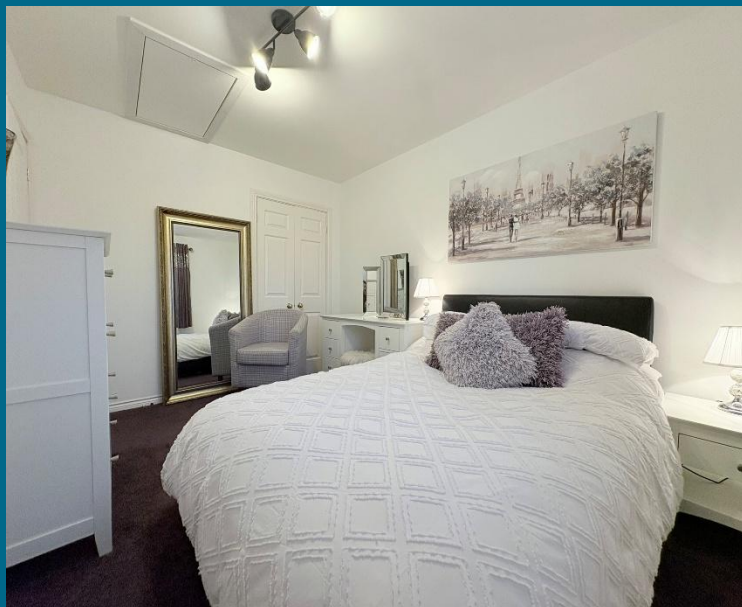
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For any more information regarding the property please contact us today





AWAITING FLOORPLAN

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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.