



West Dene Drive | North Shields | NE30 2SZ

Offers in the Region of: £475,000

Generous proportions, extensive living space and a substantial corner plot give this three-bedroom semi-detached bungalow a real sense of presence. The accommodation has been thoughtfully extended, creating an excellent balance of generous individual rooms and impressive open-plan living space, with an abundance of natural light throughout. A substantial separate lounge provides a comfortable reception room with a feature fireplace and electric fire, while the rear of the bungalow opens into a superb dining and living space designed on a much larger scale. The dining area provides plenty of room for a full-size dining table and flows directly into an extended reception area, where two skylights, additional windows and two sets of French doors flood the space with natural light and create a strong connection with the gardens. Underfloor heating continues through this area and into the adjoining fitted kitchen, which features an extensive range of cabinetry, breakfast bar, built-in ovens, electric hob and integrated dishwasher. The three bedrooms include an impressive principal bedroom with windows to two elevations and a private en-suite shower room, complemented by two further bedrooms and a separate bathroom. Outside, the generous corner plot is a significant feature, with established gardens extending around the front and side, together with off-street parking and a single garage with power and lighting. Meanwhile to the rear is a spacious enclosed garden offering excellent privacy and multiple-seating areas for soaking up the sun. With its substantial footprint, beautiful light accommodation and exceptional amount of reception space, this is a bungalow where the scale of both the interior and plot really stand out.

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3



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Semi Detached Bungalow

Three Double Bedrooms

Ensuite & Family Bathroom

Stunning Fitted Kitchen with Integrated Appliances

Garage with Driveway and Garden Access

Light and Airy Lounge with Feature Fireplace

Generous Corner Plot with Gardens Extending Around the Property

Open Plan Dining Living Kitchen Area with Underfloor Heating

For any more information regarding the property please contact us today

ENTRANCE LOBBY: Entrance door, wood-effect flooring, glazed internal door leading through to the entrance hallway.

ENTRANCE HALLWAY: Entrance door, wood flooring, built-in cloaks/storage cupboard, radiator, door to:

LIVING ROOM: 16'5" x 12'11" (5.00m x 3.94m) A well-proportioned separate reception room with large, double-glazed window, feature fireplace with raised hearth and electric fire, decorative cornicing, radiator, wood flooring.

BEDROOM TWO: 12'2" x 11'1" (3.71m x 3.38m) A generous double bedroom positioned to the front of the property, double glazed window, radiator and fitted bedroom storage.

BEDROOM THREE: 8'2" x 10'11" (2.49m x 3.33m) Double glazed window, radiator, sky light and sliding door to rear reception area, creating a particularly adaptable room that could equally suit use as a bedroom, study or additional reception space.

BATHROOM: 7'11" x 6'3" (2.41m x 1.91m) Fitted with a contemporary white suite comprising bath, WC and wall-mounted wash hand basin, tiled walls and flooring, mirrored storage and chrome heated towel rail.

BEDROOM ONE: 14'11" x 11'4" (4.55m x 3.45m) A particularly generous principal bedroom with double glazed windows to two elevations providing excellent natural light, underfloor heating, door to:

EN-SUITE SHOWER ROOM: 5'4" x 7'6" (1.63m x 2.29m) Walk-in shower enclosure with glazed screen, WC, wash hand basin, tiled walls and flooring, double glazed window and chrome electric heated towel rail.

OPEN PLAN DINING / LIVING / KITCHEN AREA

DINING AREA: 10'10" x 9'4" (3.30m x 2.84m) Open plan to the adjoining living/reception space, radiator, underfloor heating, door to utility.

LIVING / RECEPTION AREA: 27'2" x 8'8" (8.28m x 2.64m) An impressive extended reception space with underfloor heating, double glazed windows, sky lights, two sets of French doors opening onto the garden. Open plan connection with the dining area and open breakfast bar to the kitchen.

KITCHEN: 13'8" x 13'0" (4.17m x 3.96m) Fitted with an extensive range of wall and base units with contrasting work surfaces, sink and drainer, integrated electric hob, built-in ovens, integrated dishwasher, wine fridge, breakfast bar opening towards the adjoining reception area, double glazed window, underfloor heating.

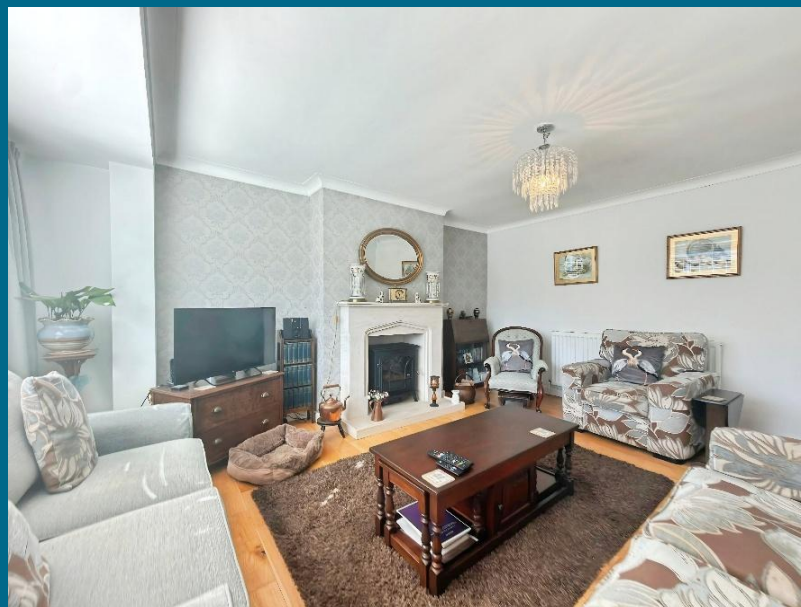
UTILITY / STORAGE AREA: Useful concealed utility and storage provision with sliding doors, incorporating space and plumbing for laundry appliances and additional household storage.

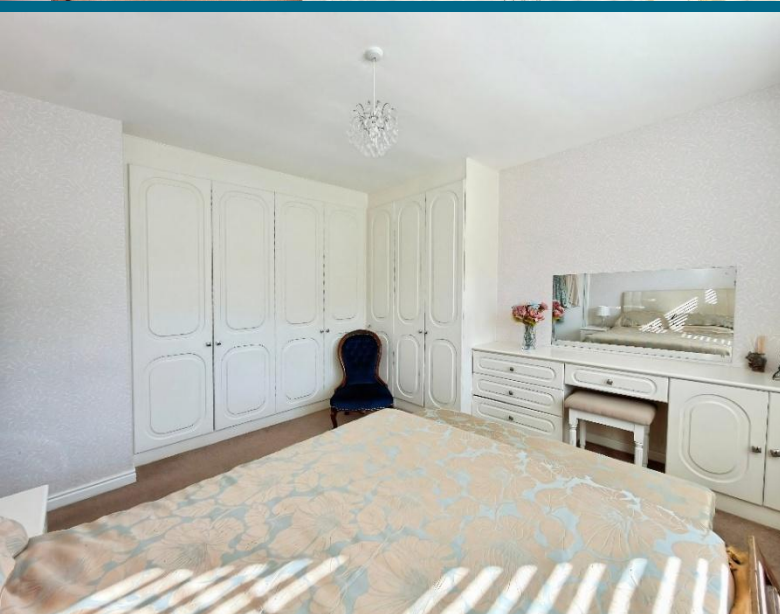
EXTERNALLY: Occupying a generous corner plot, the bungalow benefits from established gardens extending around the front, side and rear. The outdoor space incorporates lawned and planted areas together with seating/patio space under a pergola. The enclosed rear garden provides a more private area immediately adjoining the accommodation with great proportions and multiple seating areas for soaking up the sun. Off-street parking is provided together with a driveway leading to a garage with power and lighting.

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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.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: C

EPC RATING: TBC

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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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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