

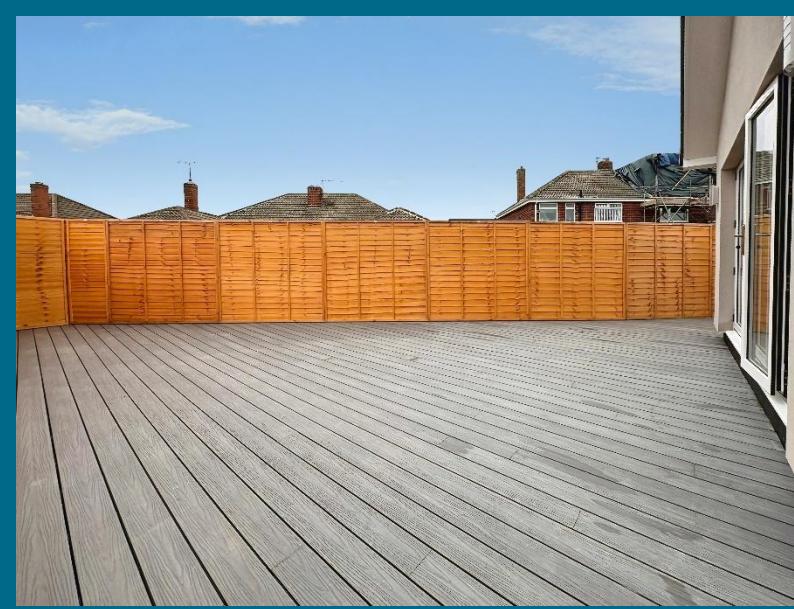


Monkridge | Whitley Bay | NE26 3EH

£425,000

There is a clarity to this home that sets it apart immediately. Everything feels deliberate, from the flow of the layout to the quality of the finish, resulting in a bungalow that feels far more substantial than its footprint might suggest. At the rear sits the open plan kitchen and living space, a room of real scale. The proportions allow for clearly defined zones without compromise, while bi-folding doors open the space out onto the rear garden, bringing in light and adding a natural sense of continuity. The kitchen itself is clean and finished to a high standard, fitted with a range of units and integrated appliances, complemented by a separate utility room that keeps the main space uncluttered. The bedroom accommodation is equally well balanced. The principal bedroom is a particularly generous room, enhanced by a bay window that softens the space and draws in natural light. It is served by a high-spec en-suite bathroom, finished with full-height marble-effect tiling and a contemporary suite, giving it a more refined feel. The second bedroom is a comfortable double, also benefitting from its own en-suite shower room, making the layout ideal for guests or flexible use. Externally, the rear garden has been designed with simplicity in mind, offering a low maintenance space that works well with the internal layout and is easily accessed from the main living area. To the front of the property is a compact garage for storage which is accompanied by a driveway providing off street parking. Positioned within a well-established residential area, the property is well placed for local amenities, transport connections and the nearby coastline, making it a practical as well as stylish home.

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**HALLWAY:** Front entrance door, radiators, herringbone style flooring, door to:

**BEDROOM ONE 13'0" x 12'4" (3.96m x 3.77m) plus bay:** Double glazed bay window, radiator, fitted carpet, door to:

**EN-SUITE (BEDROOM ONE) 5'11" x 7'8" (1.80m x 2.34m):** Bath with tiled surround, low level W.C, vanity basin, full-height marble-effect tiled walls, tiled flooring, towel radiator.

**BEDROOM TWO 9'2" x 11'5" (2.79m x 3.48m):** Double glazed window, radiator, fitted carpet, door to:

**EN-SUITE (BEDROOM TWO) 5'11" x 7'2" (1.8m x 2.19m):** Walk-in shower, low level W.C, vanity basin, tiled walls, towel radiator, double glazed window.

**WC 4'9" x 3'5" (1.45m x 1.04m):** Low level W.C, vanity wash hand basin, radiator, herringbone style flooring.

**OPEN PLAN KITCHEN / LIVING AREA 13'5" x 26'1" (4.09m x 7.96m):** Bi-folding doors to rear, double glazed window, shaker style fitted wall and base units with work surfaces, integrated oven and hob with cooker hood, basin with mixer tap, space for dining and seating areas, radiators, herringbone style flooring.

**UTILITY ROOM 5'1" x 8'2" (1.56m x 2.50m):** Fitted units with work surface, space and plumbing for appliances, wall mounted units, door to rear.

**EXTERNALLY:** Low maintenance rear garden designed for ease of use, with direct access from the main living space. To the front, there is a driveway providing off-street parking, alongside a compact garage space offering useful storage.

#### **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: C**

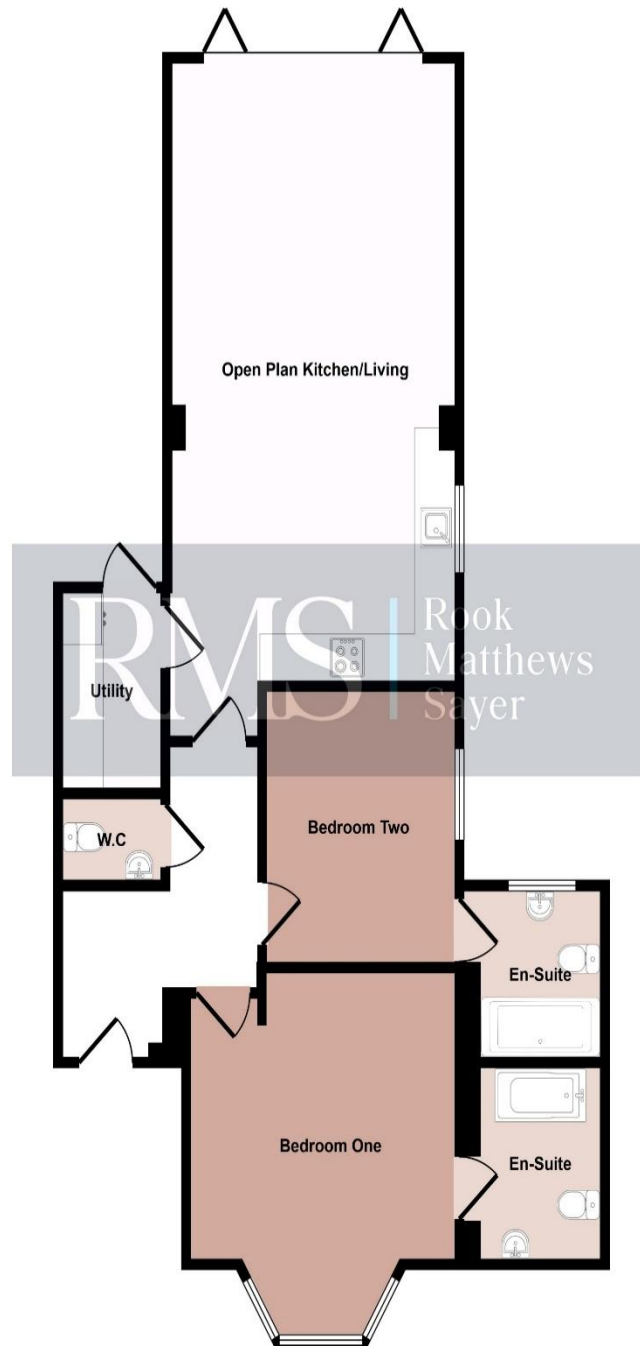
#### **EPC RATING: D**

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Floorplan

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.

**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.

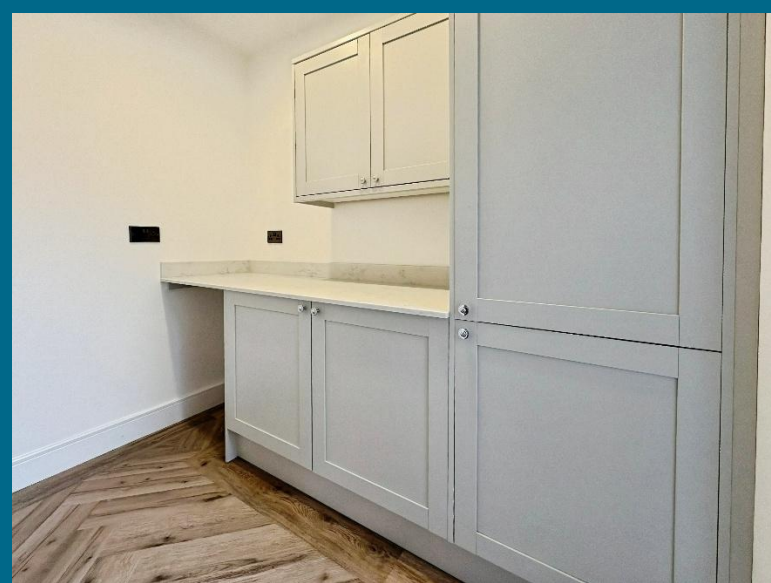
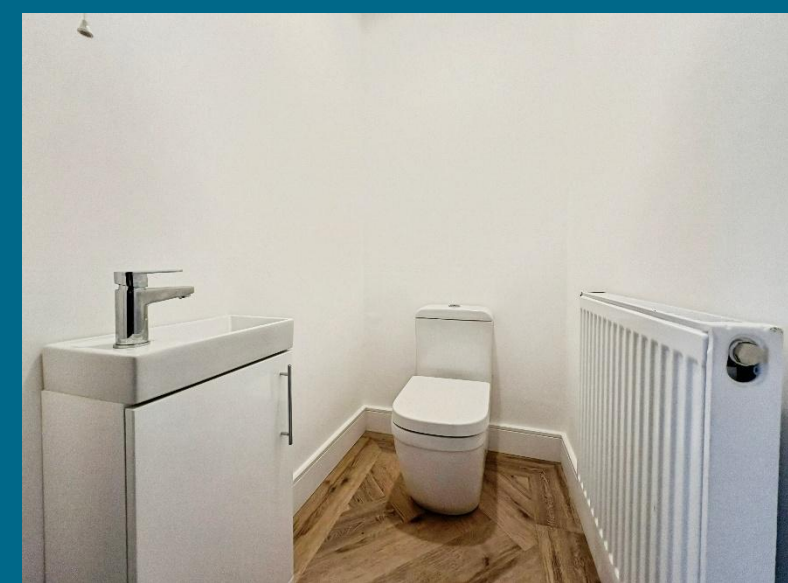
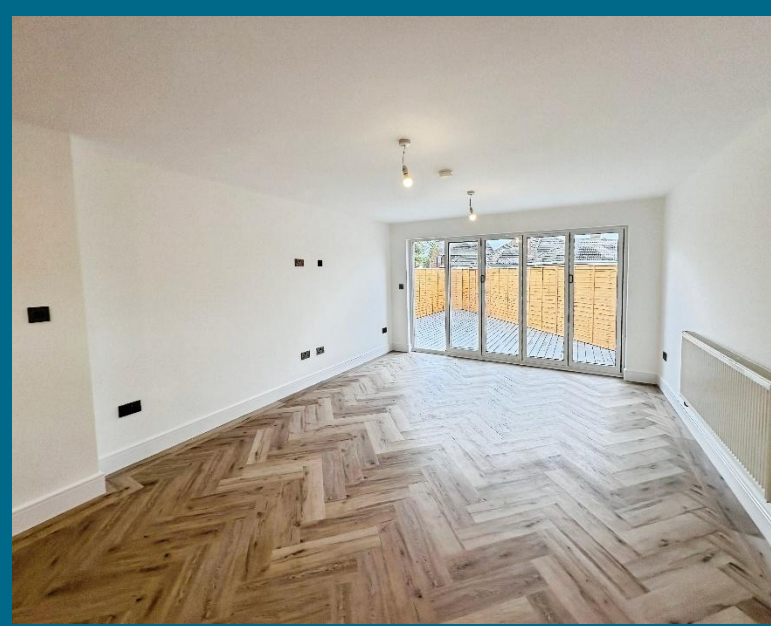
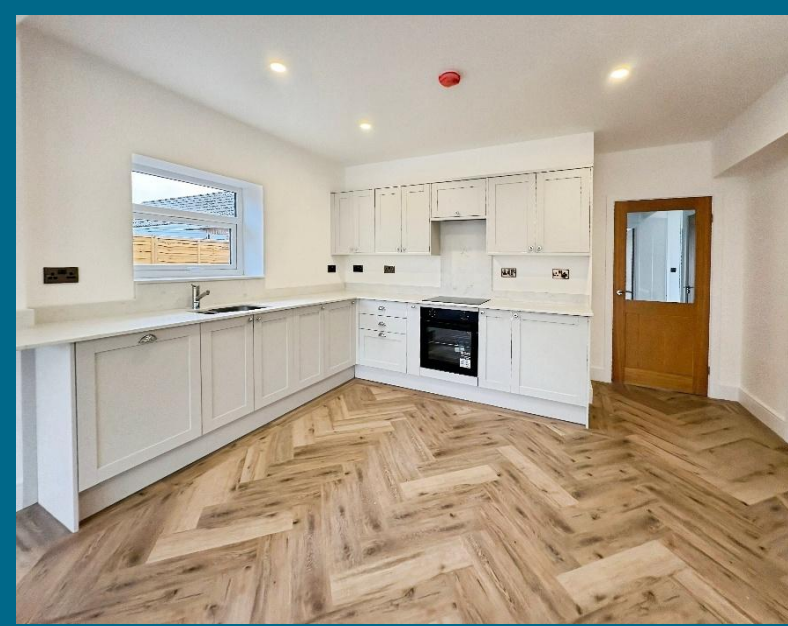
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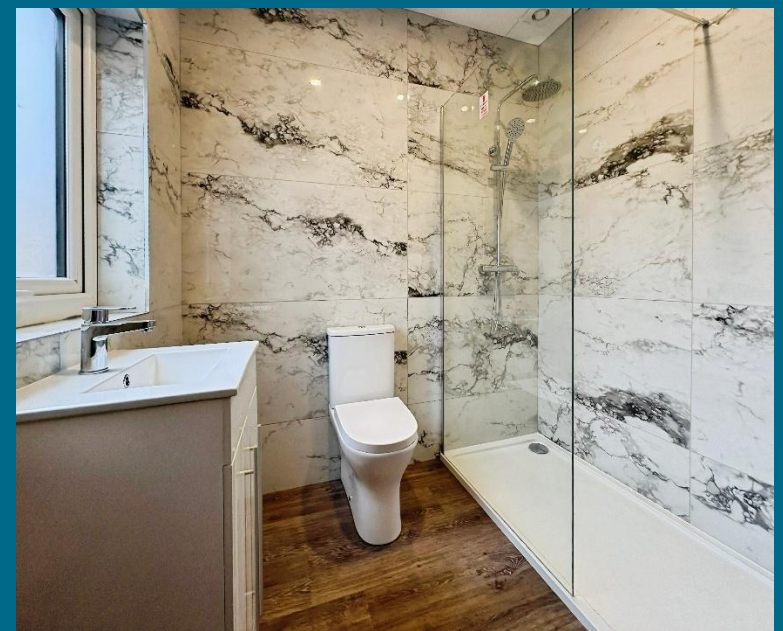


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