



Thorntree Drive West Monkseaton,

Superb family home, substantially and thoughtfully extended, providing spacious and versatile living throughout! A sought, after location, close to popular local schools, Metro, shops and a short drive from our stunning coastline, what's not to love about this gorgeous property! Unusually detached with a large, enclosed rear garden, not directly overlooked and boasting a Southerly aspect to enjoy maximum sunshine, the outdoor space on offer is excellent. The decorative reinforced driveway, allows parking for multiple vehicles or a motorhome/caravan. Entrance hallway, lounge with feature bay window, fireplace and cast iron arch, living flame fire, there are bi-fold doors opening through into the lovely breakfasting area and a French door opening out to the garden. Versatile snug/office to the front of the property offering extra flexibility depending on your family needs. Stylish and contemporary dining kitchen with central island and integrated appliances, separate utility room, downstairs cloaks/wc., access to the garage. To the first floor there are four excellent sized bedrooms, all doubles, the principle bedroom with splendid en-suite bathroom and shower. The family bathroom has been elegantly re-fitted with "L" shaped bath, shower and additional forest waterfall spray. Outstanding garden, with patio, borders, shrubs, lawn and large summerhouse/shed, driveway and garage.

£420,000

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Thorntree Drive West Monkseaton

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: staircase to the first floor, laminate flooring, radiator, door to:

SNUG/OFFICE: (front): 10'6 x 7'0, (3.20m x 2.13m), a spacious and versatile reception room, perfect as a family snug or office/study space, radiator, double glazed window



LOUNGE: (front): 21'0 x 11'0, (6.40m x 3.35m), a fabulous sized lounge with measurements into feature double glazed bay window and alcoves, attractive feature fireplace with cast iron, arch, gas living flame fire, radiator, picture rail, bi-fold doors opening through to:

BREAKFAST ROOM: (rear): 9'7 x 4'4, (2.92m x 1.34m), enjoying lovely views of the garden area and double glazed French doors that open out, this lovely room also flows through to the family dining kitchen and has access into the utility area, wood effect laminate flooring



DINING KITCHEN: (rear): 14'7 x 13'8, (4.45m x 4.17m), stylish and elegant dining kitchen with an excellent range of base, wall and drawer units, co-ordinating worktops, central island with breakfast bar, integrated gas hob, electric oven, dishwasher, spotlights to ceiling, wood effect laminate, radiator, double glazed window

UTILITY ROOM: 8'7 x 7'9, (2.62m x 2.36m), maximum measurements, plumbed for automatic washing machine, wood effect flooring, double glazed window and double glazed door to the rear garden, door to garage, door to:

DOWNSTAIRS CLOAKS/WC.: hand washbasin, low level w.c. with push button cistern, tiled splashbacks, laminate flooring



FIRST FLOOR LANDING AREA: double glazed window, door to:

FAMILY BATHROOM: 7'9 x 5'5, (2.36m x 1.65m), Elegant, recently re-designed family bathroom, comprising of "L" shaped bath with hot and cold mixer taps, chrome shower with large forest waterfall additional spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, mostly panelling to walls, modern flooring, double glazed window

BEDROOM ONE: (rear): 17'2 x 8'6, (5.23m x 2.59m), plus recess, two double glazed windows, radiator, door to;

EN-SUITE BATHROOM: Contemporary bathroom, comprising of bath with mixer taps, chrome shower, pedestal washbasin, low level w.c. with push button cistern, modern tiling, tiled floor, spotlights to ceiling, radiator, double glazed window

BEDROOM TWO: (front): 17'6 x 12'3, (5.33m x 3.73m), with measurements into feature double glazed bay window and recess, radiator, additional double glazed window

BEDROOM THREE: (dual aspect), 18'3 x 7'2, (5.56m x 2.18m), two double glazed windows, radiator, loft access, which we understand is part boarded

BEDROOM FOUR: 13'1 x 8'3, (3.99m x 2.52m), radiator, double glazed window

EXTERNALLY: A beautiful and substantial rear garden. With a delightful, Southerly aspect, enjoying maximum sunshine, the garden also has patio areas, lawn and borders, mature trees and shrubs, summerhouse, outside tap. The front driveway provides parking for multiple vehicles and/or caravan/motorhome, attached garage

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

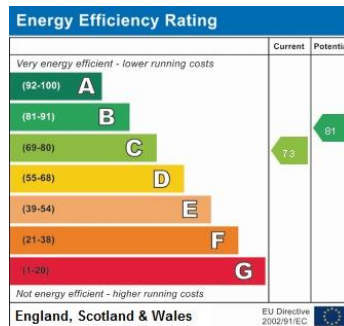
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

WB2110.AI.DB.25/3/24.V.1





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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.

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