



## Carina, Tilmouth Avenue Holywell Village

This iconic, detached family home, is well known in the Village and beautifully nestled in between two churches. Holywell Village offers fabulous walks, local schools, superb restaurants, local shops and is approximately a 5 – 10, minute drive to our gorgeous coastline and beaches. Carina boasts extensive grounds to the front and back, with the rear garden wrapping around the property and offering excellent versatility. The large garden office is fully soundproofed with electric and is excellent as a working office, hobby room, music room or play area. The front driveway offers parking for multiple vehicles along with a large double garage. Carina welcomes you into a spacious porch area, the porch leads through to the impressive hallway, downstairs cloaks/w.c., separate utility room, access through to a fabulous sized lounge with stunning fireplace and multi fuel stove fire, there is a large, separate dining room opening into both the kitchen and through to the 24'2 conservatory, overlooking and opening out to the wonderful garden. The breakfasting kitchen has a range of traditional style units and integrated appliances. Delightful, large Gallery style landing with five double bedrooms, the principle with fitted storage. Large, four-piece family bathroom with separate shower cubicle. A real one-off property, rarely available on the open market.

# £425,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: Wood floor, door to:

ENTRANCE HALLWAY: impressive and spacious hallway with feature staircase up to the first floor, under-stair recess, radiator, door into garage, doors to both lounge and kitchen area, door to:



DOWNSTAIRS CLOAKS/WC.: hand washbasin, low level w.c., double glazed window

UTILITY ROOM: 8'7 x 6'6, (2.62m x 1.98m), single drainer sink unit with mixer taps, plumbing for automatic washing machine, fitted wall unit, door out to side garden area

LOUNGE: (dual aspect): 21'6 x 11'8, (6.55m x 3.56m), a fabulous sized lounge with dual aspect, French doors into conservatory area, double glazed window to the front, superb feature fireplace with exposed brick recess, multi fuel stove fire and hearth, coving to ceiling, radiator



DINING ROOM: (rear): 15'6 x 11'7, (4.72m x 3.53m), beautiful dining room with Herringbone style flooring, radiator, French door into the conservatory area, radiator, open through to:

BREAKFASTING KITCHEN: (rear): 12'5 x 12'1, (3.78m x 3.68m), traditional style family breakfasting kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, tiled floor, plumbed for dishwasher, integrated double oven, gas hob, integrated fridge and freezer, tiled splashbacks, two double glazed windows, radiator, spotlights to ceiling



CONSERVATORY: 24'2 x 12'9, (7.37m x 3.89m), excellent sized conservatory with views around the garden area and doors out, Herringbone style flooring, spotlights to ceiling, two radiators

FIRST FLOOR LANDING AREA: Feature Gallery style landing, extremely spacious, with double glazed window, airing cupboard, double glazed window, radiator

BEDROOM ONE: (rear): 15'0 x 11'3, (4.57m x 3.43m), large double bedroom, including depth of fitted wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 12'5 x 11'1, (3.78m x 3.38m), radiator, double glazed window

**BEDROOM THREE:** (front): 15'8 x 8'4, (4.78m x 2.54m), radiator, double glazed window, storage into the eaves

**BEDROOM FOUR:** (rear): 15'6 x 8'7, (4.72m x 2.62m), double glazed window

**BEDROOM FIVE:** (front): 11'4 x 7'2, (3.45m x 2.18m), radiator, double glazed window

**BATHROOM:** 12'0 x 8'8, (3.66m x 2.64m), spacious four, piece bathroom, comprising of, bath, separate shower cubicle, shower, pedestal washbasin, low level w.c., vertical radiator, double glazed window

**EXTERNALLY:** such beautiful gardens and outside space with extensive lawned area to the rear and side with mature borders, shrubs and trees, paved patio, shed, access through to the front of the property, outside tap, doors into:

**GARDEN OFFICE:** 15'2 x 10'4, (4.62m x 3.15m), with electrics, windows and we understand the room has also been soundproofed, perfect for a home office, music room, play room and many other possibilities.

**GARAGE:** 17'2 x 16'2, (5.23m x 4.93m), large double garage with electric roller door, electrics and light, combination boiler

**FRONT GARDEN:** fantastic sized front garden with parking for multiple vehicles, gravelling, borders and again mature trees, shrubs and set back beautifully from the main road

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### **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: E**

**EPC RATING: D**

WB2463.AI.DB.04/06/2024.V.1





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	87	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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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