



Clovelly Gardens Whitley Bay

An outstanding, 1920's, three story family terrace, boasting a wonderful extension and beautiful upgrade throughout. With a fabulous location, just a short walk from the beach, promenade, vibrant town centre, sought after schools, Metro and bus routes, you really couldn't ask for a location which promises so much on your doorstep! Impressive, light an airy hallway with cosy, under-floor heating, superb sized lounge with feature bay window and window shutters, recessed hearth and plinth, magnificent re-fitted dining kitchen with integrated appliances, central island and breakfast bar, under-floor heating, separate dining room, utility room, contemporary downstairs shower room. Spacious first floor landing with turned staircase to the second floor, there are four spacious bedrooms and a gorgeous family bathroom with "P" shaped bath and shower. The second floor boasts a stylish and superb sized principal bedroom with splendid en-suite shower room. The bedroom has lovely views towards the Spanish City dome and coast. There is a large West facing rear garden and unusually, a large garage, forecourt garden area. You really will fall in love with this versatile and stylish home!

£435,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: high gloss tiled floor with under-floor heating, turned staircase to the first floor, door to:

LOUNGE: (front): 18'1 x 13'5, (5.51m x 4.09m), beautiful lounge with measurements into alcoves and feature double glazed bay window with fitted shutters, recessed hearth, plinth, two radiators, cornice to ceiling



DINING KITCHEN: (rear): 15'9 x 14'6, (4.80m x 4.42m), outstanding, re-designed and fitted family dining kitchen with central island, breakfast bar and storage, a fabulous high gloss range of soft close base, wall and drawer units, Quartz worktops, integrated electric oven, microwave, induction hob, double fridge and freezer, integrated dishwasher, under-stair pantry cupboard, spotlights to ceiling, under-floor heating, cornice to ceiling, sink unit with hot and cold mixer taps, double glazed window, flowing through to:

DINING ROOM: (rear): 12'0 x 10'0, (3.66m x 3.05m), double glazed window, high gloss tiled floor, high gloss units, combination boiler, through to:



UTILITY ROOM: fitted worktop, plumbing for automatic washing machine, brick effect tiling, tiled floor, double glazed door to rear garden, door to:

DOWNSTAIRS SHOWER ROOM/CLOAKS/WC.: contemporary and stylish ground floor shower room, comprising of, shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, double glazed window, radiator, tiled splashbacks, tiled floor

HALF LANDING AREA: loft access with pull down ladders, we have been advised that the loft is mostly floored for storage purposes, door to:



BEDROOM FOUR: (rear): 10'10 x 9'5, (3.30m x 2.87m), spacious double bedroom with radiator and double-glazed window

FAMILY BATHROOM: 8'3 x 7'0, (2.52m x 2.13m), beautiful family bathroom, comprising of, "P" shaped bath with hot and cold mixer taps and shower off, pedestal washbasin, low level w.c. with push button cistern, radiator, tile effect flooring, spotlights to ceiling, two double glazed windows

FIRST FLOOR LANDING AREA: storage cupboard, staircase up to the second floor, door to:

BEDROOM TWO: (front): 14'6 x 11'7, (4.42m x 3.53m), into alcoves, double glazed window, radiator

BEDROOM THREE: (rear): 14'8 x 11'7, (4.45m x 3.53m), into alcoves, radiator, double glazed window

BEDROOM FIVE: (front): 10'7 x 5'8, (3.22m x 1.73m), double glazed window, radiator

SECOND FLOOR LANDING AREA: Velux window, door to:

BEDROOM ONE: (front): 16'0 x 15'8, (4.88m x 4.78m), maximum measurements, some restricted headroom, two Velux windows with delightful views,

Radiator, spotlights to ceiling, door to:

EN-SUITE SHOWER ROOM: stylish shower room, comprising of, shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, double glazed window

EXTERNALLY: fabulous, west facing garden area with paved patio, artificial lawn, brick-built outhouse, door to:

GARAGE: 16'5 x 9'6, (5.0 x 2.90m), double doors

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, on street, Permit parking: £25 per annum

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.

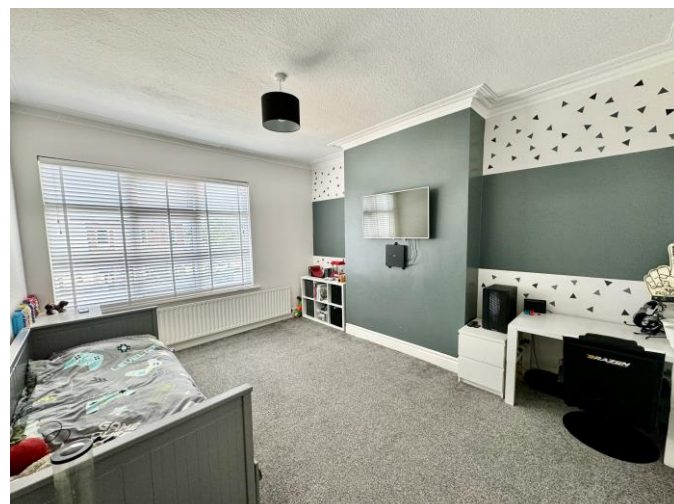
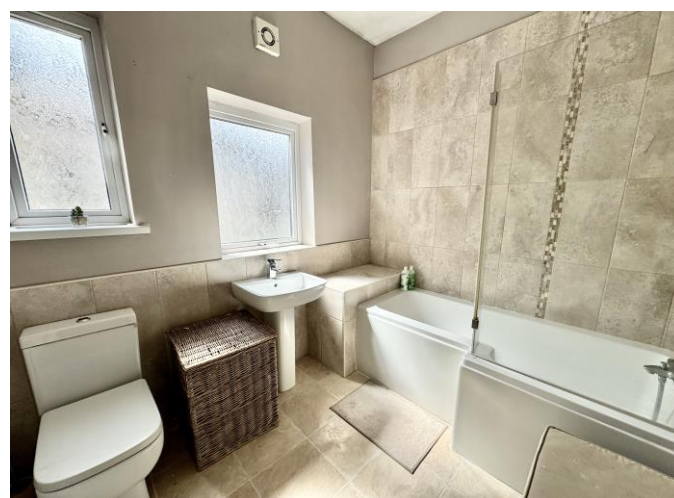
TENURE

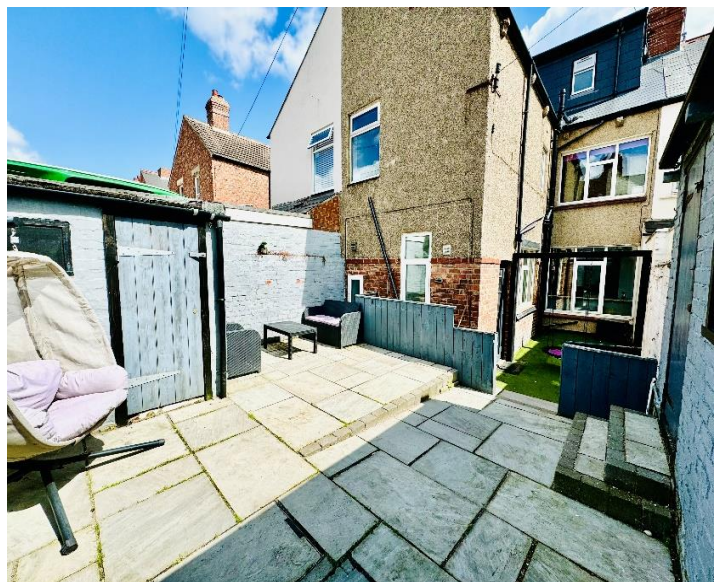
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

WB2517.AI.DB.11.06.2024.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.

16 Branches across the North-East

