



## Blanchland Drive Holywell Village

We can't wait for you to see this gorgeous, detached family home, located on this hugely popular, modern development in Holywell Village. With beautiful walks in the Dene, pubs, schools, shops and amenities right on your doorstep, Holywell offers a wonderful lifestyle, whilst remaining approximately a five, to ten minute drive from our fabulous coastline and town centres. This lovely family home is immaculate throughout and offers beautiful, light, airy and spacious rooms, perfect for the family. There is an impressive entrance hallway, downstairs cloaks/wc., lounge with attractive feature fireplace and gas, coal effect fire, double doors flow into the stunning dining kitchen with breakfast bar, stylish units, integrated appliances and bi-fold doors into an absolute haven of a garden room, overlooking and with doors opening into the enclosed rear garden, separate utility room with additional cooking facilities, access to both the garden and the garage. Spacious first floor landing area, luxurious and generous bathroom with slipper bath and separate shower cubicle. Four excellent sized bedrooms, the principle with contemporary, ensuite shower room. Beautiful, well stocked garden to the rear, with lawn, mature borders, patios and side access back through to the large, block paved driveway, with parking for multiple vehicles, attached garage with electric roller door and EV charger

# £370,000

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# Blanchland Drive

## Holywell Village

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** an impressive, spacious hallway, with tile effect flooring, radiator, staircase to the first floor, door to:

**DOWNSTAIRS CLOAKS/WC.:** pedestal washbasin with mixer taps, low level w.c., radiator, modern, tile effect flooring, tiling to walls, double glazed window, radiator

**LOUNGE:** (front): 16'2 x 14'10, (4.93m x 4.52m), with measurements into alcoves, a delightful, well, presented lounge with ample light and space, attractive feature fireplace with gas, coal effect fire, tiled inset and granite hearth, cornice to ceiling, radiator, double doors opening into:

**DINING KITCHEN:** (rear): 19'2 x 9'8, (5.84m x 4.52m), stunning family dining kitchen with breakfast bar, stylish range of base, wall and drawer units, contrasting worktops, large Belfast sink with Victorian style mixer taps, integrated electric oven, hob and cooker hood, large under-stair pantry cupboard, tiled splashbacks, radiator, double glazed window, tiled floor, door to utility room, double glazed bi-fold doors into:

**GARDEN ROOM:** (rear): 13'4 x 9'6, (4.05m x 2.90m), a beautiful room, pleasantly overlooking the private garden area, double glazed French doors into the garden, tile effect flooring, radiator

**UTILITY ROOM:** (rear): 13'4 x 7'6, (4.06m x 2.29m), excellent sized utility room with additional cooking facilities via gas point, single drainer sink unit with mixer taps, radiator, tiled floor, stylish base, wall and drawer units, co-ordinating worktops, plumbing for automatic washing machine, single drainer sink unit with mixer taps, tiled splashbacks, tiled floor, radiator, door to garage, double glazed door out to the garden

**FIRST FLOOR LANDING AREA:** spacious landing with loft access, pull down ladders up to the loft, which we understand has been partially floored to allow for storage purposes, double glazed window, door to:

**BATHROOM:** 9'9 x 8'1, (2.97m x 2.45m), a luxurious family bathroom, showcasing, slipper bath with chrome hot and cold mixer taps and shower head, separate shower cubicle with chrome shower, pedestal washbasin, low level w.c., shaver point, spotlights to ceiling, chrome ladder radiator, tiled floor, tiled splashbacks and shower area, double glazed window

**BEDROOM ONE:** (front): 16'4 X 7'7, (4.98m x 2.31m), double glazed window, radiator, cornice to ceiling, door to:



**EN-SUITE SHOWER ROOM: (rear):** stylish en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, fully tiled walls, tiled floor, spotlights to ceiling, radiator, double glazed window

**BEDROOM TWO: (rear):** 13'7 x 9'3, (4.15m x 2.82m), including depth of sliding mirrored wardrobes, radiator, double glazed window

**BEDROOM THREE: (front):** 10'5 x 9'6, (3.18m x 2.90m), radiator, double glazed window

**BEDROOM FOUR: (front):** 9'6 x 7'6, (2.90m x 2.29m), radiator, double glazed window

**EXTERNALLY:** beautiful, enclosed rear garden with patios, lawn and well stocked, mature borders with hedging for privacy, there is access to the large, triple width, block paved driveway and attached garage.

**GARAGE:** 16'4 x 8'6, (4.98m x 2.59m), electric roller door, Baxi combination boiler, EV charger

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre Premises

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: D**

**EPC RATING: TBC**

WB2492.AI.DB.23/08/24.V.1





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

**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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