



## Dunsdale Road Holywell Village

An outstanding, re-designed and upgraded four, bedroom detached family home, located in the sought, after Holywell Village. Close to local schools, beautiful walks in the Dene, amenities, shops, pubs and bus routes, the recent addition of the new train station in Seaton Delaval also provides excellent transport links. The property is available with no onward chain and is not directly overlooked to the rear. You are welcomed into a spacious entrance porch, impressive hallway with feature turned staircase to the first floor, downstairs cloaks/wc., large boot room/storage area with access out to the rear garden, study/snug, perfect for a home office or play room, open family lounge and dining area with gorgeous fireplace and contemporary fire, French doors out to the garden from the dining room, the room flows beautifully into the contemporary and stylish dining kitchen with central island and integrated appliances, large, separate utility room, through to garage which has been partially converted to accommodate the utility area but still provides excellent storage space. To the first floor there are four generous bedrooms, the principle, bedroom being the ultimate in space and style, boasting fantastic measurements and stylish fitted wardrobes with ample hanging and storage space, luxurious en suite bathroom with freestanding bath and separate shower cubicle, there are two further bedrooms with fitted wardrobes also. The family bathroom is also luxurious with shower. Beautiful, landscaped rear garden with patio, decking, lawn and borders, gated access out onto the cricket field. To the front is a re-laid, extensive driveway with parking for multiple vehicles, garage with electric roller door.

# £399,950

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Double Glazed Entrance Door to:

**ENTRANCE PORCH:** 12'5 x 4'7, (3.78m x 1.43m), spacious entrance porch with double glazed windows, laminate flooring, door to:

**BOOT ROOM/STORE:** 23'5 x 4'0, (7.14m x 1.21m), a fantastic sized store and boot room, perfect for storage and for all your outdoor equipment, with access out to the back garden, electric and lighting

**ENTRANCE HALLWAY:** impressive hallway, light and airy with feature, turned staircase up to the first floor, storage cupboard, door to:

**DOWNSTAIRS CLOAKS/WC.:** stylish, on bench sink, low level w.c. with push button cistern, mirror to wall, fully tiled walls, radiator

**STUDY/SNUG:** (front): 10'8 x 11'0, (3.25m x 3.35m), cornice to ceiling, radiator, double glazed window, door into lounge

**LOUNGE/DINING ROOM:** (rear): 22'0 x 22'11, (6.71m x 6.38m), maximum measurements, a beautiful, open plan lounge and dining area, perfect for entertaining and with access through to the dining kitchen and with double glazed French doors out to the garden, gorgeous feature fireplace with electric fire, two double glazed windows, two vertical radiators, mirrored wall, spotlights to ceiling, through to:

**DINING KITCHEN:** 14'5 x 11'6, (4.39m x 3.56m), stunning, re-designed and fitted family kitchen and breakfasting kitchen, fitted with a range of stylish base, wall and drawer units, granite worktops, central island, integrated double oven, induction hob, cooker hood, integrated dishwasher, tiled floor, double glazed window, radiator, sink unit with mixer taps, double glazed door out to the rear garden, door to:

**UTILITY ROOM:** 11'5 x 9'3, (3.48m x 2.82m), stylish white base units, co-ordinating worktops, spotlights to ceiling, radiator, plumbing for automatic washing machine, door to:

**GARAGE:** 11'9 x 6'2, (3.58m x 1.88m), part converted garage with combination boiler, electric roller door to the front drive

**FIRST FLOOR LANDING AREA:** double glazed window, loft access with pull down ladders, we have been advised that the loft is fully floored with light, door to:

**FAMILY BATHROOM:** (front): 11'5 x 4'6, (3.48m x 1.42m), fabulous family bathroom, comprising of, bath with mixer taps, chrome shower, vanity sink unit with glass, on bench sink, low level w.c. with push button cistern, fully tiled walls and floor, spotlights to ceiling, full height storage cupboard with excellent storage, double glazed window, radiator

**BEDROOM ONE:** (rear): 23'1 x 11'6, (7.04m x 3.51m), luxurious principle, bedroom with a range of superb quality fitted wardrobes, providing ample hanging and storage space, including drawers, dressing table and bedside cabinets, double glazed window with views over the cricket pitch, spotlights to ceiling, radiator, door to:



**EN-SUITE BATHROOM:** 11'6 x 7'6, (3.51m x 2.29m), magnificent en-suite bathroom, showcasing a freestanding bath with hot and cold freestanding taps and shower spray, separate shower cubicle with chrome shower, "his and her" vanity sink units with granite worktops and mirrored walls, shaver point, spotlights to ceiling, chrome radiator, fully tiled walls and floor, double glazed window

**BEDROOM TWO: (rear):** 10'9 x 9'9, (3.28m x 2.97m), two high gloss double wardrobes with co-ordinating drawers, dressing table, spotlights to ceiling, radiator, double glazed window

**BEDROOM THREE: (rear):** 10'7 x 9'7, (3.22m x 2.92m), high gloss fitted wardrobes with co-ordinating built-in three quarter bed and over-bed storage, dressing table, radiator, double glazed window

**BEDROOM FOUR: (front):** 9'9 x 7'9, (2.97m x 2.36m), radiator, double glazed window

**EXTERNALLY:** A beautifully maintained and landscaped garden with patio, lawn and decked patio area, fenced with gated access onto the field area, outside electrics and tap. To the front is an extensive re-laid driveway accommodating multiple vehicles

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/ Gas

Broadband: Fibre to premises

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: E**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





**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.

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