



Hastings Driving Earsdon View

A beautiful, Freehold, detached family home with a fabulous location, close to local schools, fantastic Wagon Way walks, Metro, amenities and with excellent links to major transport routes, including the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink Retail Shopping. We just love the gorgeous decor and versatility that this property offers, including entrance hallway, lounge, stunning dining kitchen with a stylish range of units, contrasting worktops and integrated appliances, there are also French doors opening out into the garden area, utility area, downstairs cloaks/w.c. The family snug is excellent for relaxing or with potential for a home office or playroom if required, there is also direct access from the snug out to the garden or into the garage. To the first floor there are four generous bedrooms, the principle bedroom with contemporary en-suite shower room, the family bathroom is beautiful and modern which completes this gorgeous detached! Your outdoor space boasts a Southerly aspect to the rear with patio, lawn and shed, to the front there is a spacious driveway with parking for two cars, garage.

£300,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Hastings Drive Earsdon View

Double Glazed Entrance Door to:

ENTRANCE HALL: tiled floor, double glazed window, dado rail, staircase up to the first floor, door to:

LOUNGE: (front): 13'2 x 12'7, (4.01m x 3.84m), a lovely, light and airy front lounge with under-stair cupboard, radiator, double glazed window, door to:



DINING KITCHEN: (rear): 12'4 x 12'1, (3.76m x 3.68m), a fabulous, stylish and contemporary dining kitchen with double glazed French doors opening out to the garden, perfect for family dining and summer evenings! The kitchen showcases a range of base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, integrated fridge freezer, dishwasher, spotlights to ceiling, tile effect flooring, door to:

UTILITY AREA: 5'8 x 3'3, (1.73m x 1.0m), roll edge worktops, plumbed for automatic washing machine, tile effect flooring, central heating boiler, door to snug, door to:

DOWNSTAIRS CLOAKS/W.C: low level w.c. with recessed flush, pedestal washbasin with mixer taps, radiator, tile effect flooring, tiled splashbacks, extractor



SNUG: (rear): 9'10 x 8'10, (2.99m x 2.69m), excellent additional family room, which could offer relaxing space, a home office, play area or more, door out to the garden area, radiator, wood effect flooring, door to:

GARAGE: (front): 8'4 x 6'5, (2.54m x 1.96m), up and over garage door

FIRST FLOOR LANDING AREA: loft access, we understand that the loft is floored for storage purposes, airing cupboard housing hot water tank and with shelving, door to:



BEDROOM ONE: (front): 11'7 x 9'4, (3.53m x 2.84m), double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: contemporary en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, double glazed window, radiator, tile effect flooring, tiled shower area and splashbacks

BEDROOM TWO: (front): 16'0 x 13'9, (4.88m x 4.19m), maximum measurements, radiator, double glazed window, storage cupboard

BEDROOM THREE: 10'6 x 9'0, (3.20m x 2.74m), radiator, double glazed window

BEDROOM FOUR: (rear): 6'5 x 7'0 plus 2'11, (1.96m x 2.39m plus 0.64m), maximum measurements into recess, radiator, double glazed window

FAMILY BATHROOM: beautiful family bathroom, comprising of, bath with mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tile effect flooring, radiator, spotlights to ceiling, extractor

EXTERNALLY: gorgeous, South facing rear garden comprising of, patio, lawned area, fencing and shed, outside tap. Front driveway with parking for two cars, garage with up and over door

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No

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.

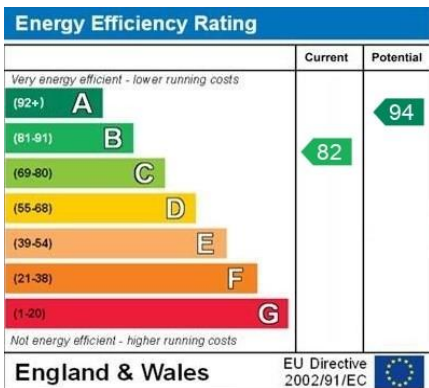
TENURE

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: C

EPC RATING: B

WB2709.AI.DB.11.11.2024.V.2





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.

16 Branches across the North-East

