



The Brambles

New Hartley

Genuinely one of the most beautiful family homes that we have brought to market, of its style, of late! This stunning detached property is of show-home standard throughout, elegant, tastefully presented and re-designed throughout! Boasting a Southerly aspect to the rear you can be sure that when the sun is out you will be paid a visit! New Hartley offers the best of a community village location, with excellent local schools, shops, bus routes and the recent train station construction nearby making transport accessible and convenient. You are approximately a five-minute drive from our beautiful Seaton Sluice beach and Coast, with Holywell Dene also a short drive away! You are welcomed into the property through an impressive, light and airy hallway, downstairs cloaks/wc., lounge with fabulous media wall and feature bay window, the lounge flows beautifully through to open plan dining room and breakfasting kitchen, the dining room showcases feature panelling and French door to the fantastic conservatory which overlooks and opens out to the garden area. The breakfasting kitchen is fitted with a stylish and contemporary Schuller kitchen, with breakfast bar and integrated appliances, there are also French doors out from the kitchen to the garden and a separate utility area, excellent size home office and snug, perfect for either home working or for family fun! Wonderful Gallery style landing area accessing four generous bedrooms, the principle, bedroom with stylish fitted wardrobes, providing ample hanging and storage space, luxurious en-suite shower room, the family bathroom is an absolute delight, having been re-fitted to boast an elegant suite with forest waterfall shower. Enclosed private rear garden, not directly overlooked with decked patio, artificial lawn, garden bar/shed, gated access to the front driveway with parking for multiple vehicles. An absolute delight to market!

£370,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive, light and airy hallway, with turned, feature staircase up to the first floor, radiator, under-stair cupboard, door to:

DOWNSTAIRS CLOAKS/WC.: pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled splashbacks, radiator, laminate flooring

HOME OFFICE/SNUG: (front): 15'6 x 7'5, (4.72m x 2.26m), originally the garage this excellent sized room offers a multitude of possibilities, being currently utilised as a home office and snug, two double glazed windows, laminate flooring, radiator, spotlights to ceiling

LOUNGE: (front): 18'6 x 11'3, (5.64m x 3.43m), with measurements into feature double glazed bay window, stunning media wall with contemporary living flame electric fire, feature panelling, vertical radiator, laminate flooring, cornice to ceiling, through to:

DINING ROOM: (rear): 11'5 x 10'9, (3.48m x 3.28m), feature panelling to wall, French door through to conservatory, vertical radiator, laminate flooring, through to:

BREAKFASTING KITCHEN: (rear): 14'8 x 8'1, (4.47m x 2.46m), an outstanding, re-designed and fitted German "Schuller" kitchen, showcasing sleek lines and a stylish, contemporary range of base, wall and drawer units, breakfast bar, co-ordinating worktops, one and a half bowl sink unit with mixer taps, cylinder cooker hood, integrated induction hob, microwave and pyrolytic oven, pull out larder cupboards, laminate flooring, spotlights to ceiling, down lighters, brick effect tiling, recess for American fridge freezer, double glazed French door out to the garden, two Velux windows offering maximum light into this lovely room, door to:

UTILITY AREA: 6'10 x 3'0, (2.08m x 0.9144m) useful space with plumbing for automatic washing machine, storage cupboards, spotlights to ceiling, radiator

CONSERVATORY: (rear): 17'5 x 11'3, (5.31m x 3.43m), superb sized conservatory overlooking and with French doors opening out to the garden area, two radiators, hot and cold air conditioning unit

FIRST FLOOR LANDING: spacious Gallery style landing with airing cupboard, housing hot water tank, double glazed window, spotlights to ceiling, door to:

BEDROOM ONE: (front): 14'5 x 11'1, (4.39m x 3.38m), including depth of contemporary fitted mirrored wardrobes providing excellent hanging and storage space, floating bedside cabinets with lighting, radiator, double glazed window, door to:



EN-SUITE SHOWER ROOM: 7'2 x 5'8, (2.18m x 1.55m), a luxurious en-suite, comprising of, shower cubicle, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome radiator, double glazed window, tiled splashbacks and shower area, spotlights to ceiling

BEDROOM TWO: (rear): 11'8 x 11'0, (3.56m x 3.35m), radiator, double glazed window

BEDROOM THREE: (rear): 9'6 x 8'0, (2.90m x 2.44m), radiator, double glazed window

BEDROOM FOUR: (front): 8'0 x 7'5, (2.44m x 2.26m), radiator, double glazed window

BATHROOM: 7'5 x 6'5, (2.26m x 1.96m), beautiful, re-fitted family bathroom, incorporating a bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome radiator, tiled bath and shower area, laminate flooring, spotlights to ceiling, double glazed window

EXTERNALLY: private and enclosed rear garden with delightful Southerly aspect, decked patio, pergola, garden bar/shed, outside tap, side, gated access through to the front driveway which accommodates multiple vehicles

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Multiple Car 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. -

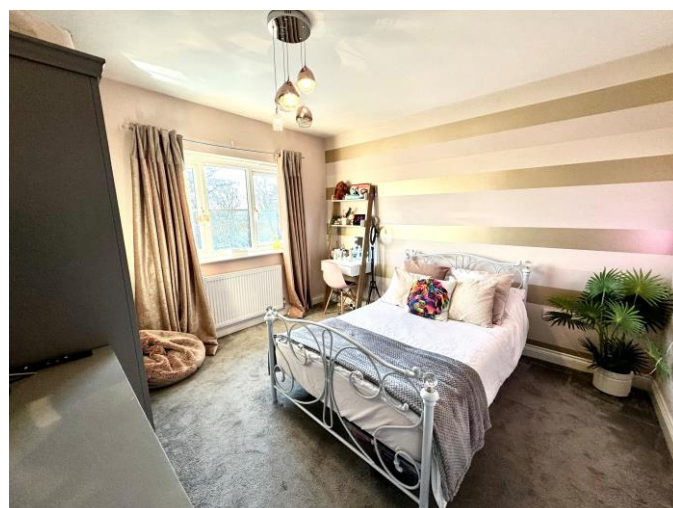
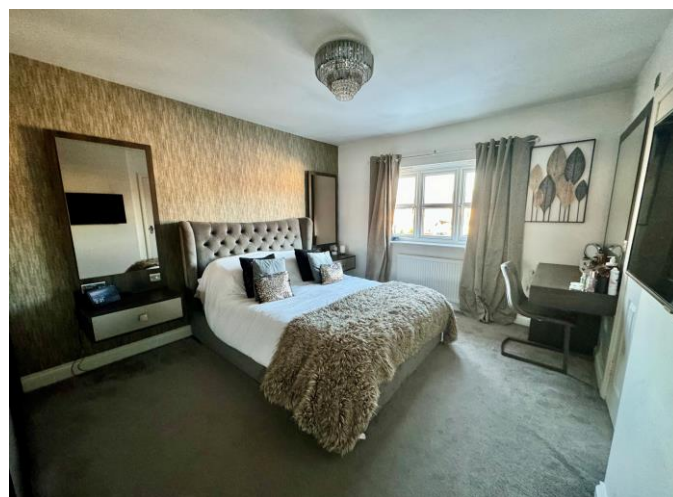
TENURE

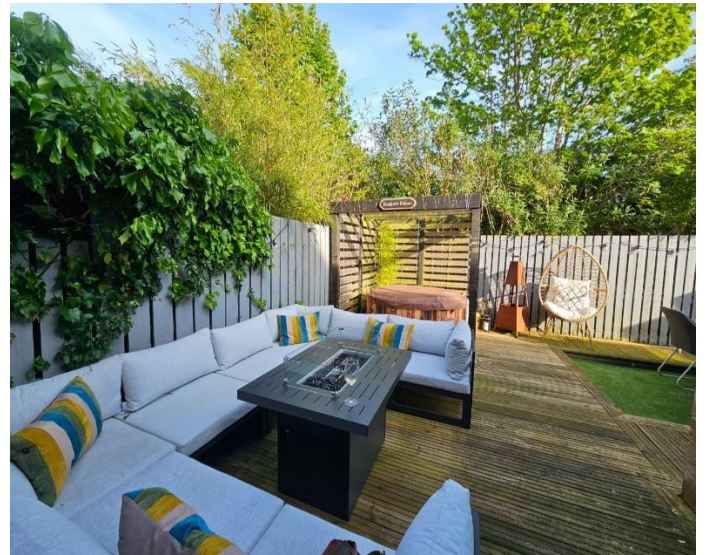
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: TBC

WB2823.AI.DB.25.11.2024.V.1





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