



## Kestrel Way

### Royal Quays, North Shields

An outstanding, detached family home, beautifully positioned within this popular cul-de-sac on the sought after Royal Quays development. Close to local schools, amenities, bus routes and the gorgeous Marina, convenience and outdoor fun is not a problem. The Royal Quays also boasts excellent links to major transport links, including the A19 North and South, A1058 and approximately a 5-10 minute drive from Tynemouth Village and Beach. With an elevated position and fabulous kerb appeal, the ground floor has been substantially re-designed to enjoy fantastic space and versatility for the family and entertaining. You are welcomed into a light and airy porch which opens into an impressive hallway with feature, turned staircase up to the first floor, downstairs cloaks/w.c., lounge with feature bay window allowing maximum light into the room. Wonderful dining kitchen with a range of stylish units and integrated appliances, Quartz worktops, dining room and doors through to the 16'10 x 9'6 garden room, overlooking and opening out to the enclosed rear garden. The garage has been re-designed to showcase a separate utility area and contemporary downstairs shower room, perfect for guests and children. To the first floor is a spacious landing area and three excellent sized bedrooms, the second bedroom with feature bay window and stylish fitted wardrobes there is also a luxurious family bathroom with shower. One of the things we most love about this beautiful home is the outside space, enjoying a sunny aspect to the rear and an enclosed garden that is not directly overlooked, the current family have substantially landscaped the garden to enjoy feature paving, artificial lawn, borders and a shed, there is also access through to the front of the property and the spacious, block paved driveway with wrought iron gates. For those with electric vehicles this lovely home also comes with an EV charging point. No onward chain.

# £325,000

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

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)





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Double Glazed Entrance Door to:

**ENTRANCE PORCH:** generous porch with wood effect flooring, composite door through to:

**ENTRANCE HALLWAY:** feature, turned staircase up to the first floor, wood effect flooring, radiator, radiator cover, door to:  
**DOWNSTAIRS CLOAKS/W.C:** vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome radiator, tiled floor, half tiled walls, double glazed window



**LOUNGE:** (front): 17'2 x 10'7, (5.23m x 3.22m), beautiful, light and airy lounge with measurements into feature double glazed bay window, radiator and radiator cover, wood effect flooring

**DINING KITCHEN:** (rear): 18'4 x 8'7, (5.59m x 2.62m), a stunning, family dining kitchen with a fabulous range of stylish base, wall and drawer units, Quartz worktops, integrated electric oven, induction hob, cooker hood, additional electric oven, wine cooler, dishwasher, one and a half bowl sink unit with mixer taps, under-unit lighting, spotlights to ceiling, wood effect flooring, double glazed window, double glazed door out to the garden area, door to utility room, through to:



**DINING ROOM:** (rear): 9'11 x 8'4, (3.02m x 2.54m), wood effect flooring, radiator, double glazed French doors through to:

**GARDEN ROOM:** (rear): 16'8 x 9'6, (5.08m x 2.90m), a gorgeous family room with spotlights to ceiling, wood effect flooring, double glazed sliding doors out to the garden, vertical radiator

**UTILITY ROOM:** (front): 7'8 x 4'3, (2.33m x 1.3m), fabulous, contemporary base and wall units, co-ordinating worktops, plumbing for automatic washing machine, space for tumble dryer, fully tiled walls, tiled floor, panelled ceiling with spotlights, double glazed window, door to:



**DOWNSTAIRS SHOWER ROOM:** contemporary shower cubicle with chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, fully tiled walls, chrome radiator, double glazed window, spotlights to ceiling

FIRST FLOOR LANDING AREA: loft access, door to:

BEDROOM ONE: (rear): 12'4 x 10'5, (3.76m x 3.18m), radiator, double glazed window, spotlights to ceiling, wood effect flooring

BEDROOM TWO: (front): 11'9 x 10'4, (3.58m x 3.15m), with measurements into recess and feature double glazed bay window, attractive, mirrored wardrobes providing ample hanging and storage space, spotlights to ceiling, radiator, wood effect flooring

BEDROOM THREE: (rear): 8'11 x 8'2, (2.74m x 2.49m), radiator, double glazed window, wood effect flooring

FAMILY BATHROOM: 7'9 x 5'8, (2.36m x 1.73m), a luxurious, family bathroom, comprising of, bath, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, fully tiled walls and floor, double glazed window, panelling and spotlights to ceiling, storage cupboard with shelving

EXTERNALLY: A beautiful rear garden, enclosed, with delightful sunny aspect. Lovingly re-designed and thought out by the current owners, with paved patio, artificial lawn, shed, raised borders, outside tap, dual access pathways around the property, spacious, block paved front driveway. EV charging point, wrought iron double gates and fencing, borders

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

#### 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**

WB2671.AI.DB.11/11/24.V.4







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