



Marshall Green Way West Park, Whitley Bay

An outstanding, show home standard, detached family home, built by Taylor Wimpey on the highly sought after West Park development. Within the catchment area for Whitley Bay High School, close to local shops, Metro and amenities and just a few minutes' drive from the beach and our fabulous coastline. This larger style Lavenham design home boasts a fabulous plot and large, South/South-Easterly garden, enjoying ample sunlight during our summer months. Beautifully designed and presented throughout and nestled well into the estate, the space and light throughout is just fabulous. An impressive hallway welcomes you with LVT Herringbone style flooring, contemporary downstairs cloaks/wc., front formal dining room, stunning lounge overlooking and opening out to the gorgeous garden area. The family dining kitchen is exquisite with a stylish range of soft close units, integrated appliances and upgraded granite worktops, a French door also provides access out to the garden, separate utility area with access out to the side path. A wonderful Gallery style first floor landing leads to five double bedrooms, the principle bedroom with fitted wardrobes and elegant en-suite shower room, bedroom two also boasts a beautiful en-suite shower room. The main bathroom is both spacious and stylish completing a fantastic size first floor to this gorgeous home. There is a beautifully landscaped rear garden with feature paving, decked patio, lawn and borders. The double garage boasts measurements of 16'3 x 15'9 and has ample storage, electric points, lighting and electric doors, double width driveway. We just love this fabulous home, we can't wait for you to love it too!

£599,500

ROOK
MATTHEWS
SAYER

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

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

Marshall Green Way West Park, Whitley Bay

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: An impressive and spacious entrance hallway with LVT Herringbone style flooring, central, turned staircase up to the first floor, radiator, double doors opening to:

DINING ROOM: (front): 10'2 x 9'9, (3.10m x 2.97m), LVT Herringbone style flooring, radiator, double glazed window

DOWNSTAIRS CLOAKS/W.C.: Contemporary pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, LVT Herringbone style flooring, spotlight to ceiling, extractor fan

LOUNGE: (rear): 17'8 x 12'7, (5.38m x 3.84m), a beautiful rear lounge overlooking and opening out to the garden area via double glazed French door, radiator, LVT Herringbone style flooring, double glazed picture windows

DINING KITCHEN: (rear): 18'5 x 12'6, (5.61m x 3.81m), a fabulous, family dining kitchen, including a stylish range of high gloss, soft close base units with under-unit lighting, fitted wall and drawer units, integrated double oven, gas hob, contemporary cooker hood, integrated fridge, freezer, dishwasher, upgraded granite worktops with an undermount one and a half bowl sink unit with pull out spray mixer taps, LVT Herringbone style flooring, double glazed window, spotlights to ceiling, double glazed French door out to the garden, radiator, door to:

UTILITY ROOM: (side): 5'7 x 5'3, (1.70m x 1.60m), stylish range of base units, granite worktops, sink unit with mixer taps, LVT Herringbone style flooring, radiator, double glazed door out to the side path

FIRST FLOOR LANDING AREA: A beautiful, Gallery style landing, storage cupboard housing hot water tank, loft access with pull down ladders, we understand that the loft is fully boarded for storage purposes, radiator

BEDROOM ONE: (front): 12'5 x 12'6, (3.78m x 3.81m), beautifully presented principle bedroom with two double, high gloss fitted wardrobes, two double glazed windows, radiator, door to:

EN-SUITE SHOWER ROOM: 11'6 x 6'3, (3.51m x 1.91m), stylish en-suite shower room, comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, chrome ladder radiator, half tiled walls and tiled shower area, tile effect flooring, spotlights to ceiling, extractor fan, shaver point, double glazed window

BEDROOM TWO: (front): 12'5 x 11'7, (3.78m x 3.53m), stunning second bedroom, radiator, double glazed window, door to:



EN-SUITE SHOWER ROOM: Contemporary shower room, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, half tiled walls and tiled shower area, double glazed window, tile effect flooring, chrome ladder radiator

BEDROOM THREE: (rear): 11'1 x 8'9, (3.38m x 2.67m), radiator, double glazed window

BEDROOM FOUR: (rear): 11'0 x 8'9, (3.35m x 2.67m), radiator, double glazed window

BEDROOM FIVE: (rear): 9'9 x 9'1, (2.97m x 2.77m), radiator, double glazed window

BATHROOM: 8'3 x 6'4, (2.52m x 1.93m), luxurious family bathroom, comprising of, bath with mixer taps, pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks, spotlights to ceiling, chrome ladder radiator, double glazed window

EXTERNALLY: A fabulous, enclosed rear garden with delightful South/South-Easterly aspect. Mainly lawned with paved patio, decked patio, borders, outside tap. To the front of the property is a spacious driveway and lawned area.

GARAGE: 16'3 x 15'9, (4.95m x 4.80m), excellent double garage with electric doors, power and lighting, ample storage

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

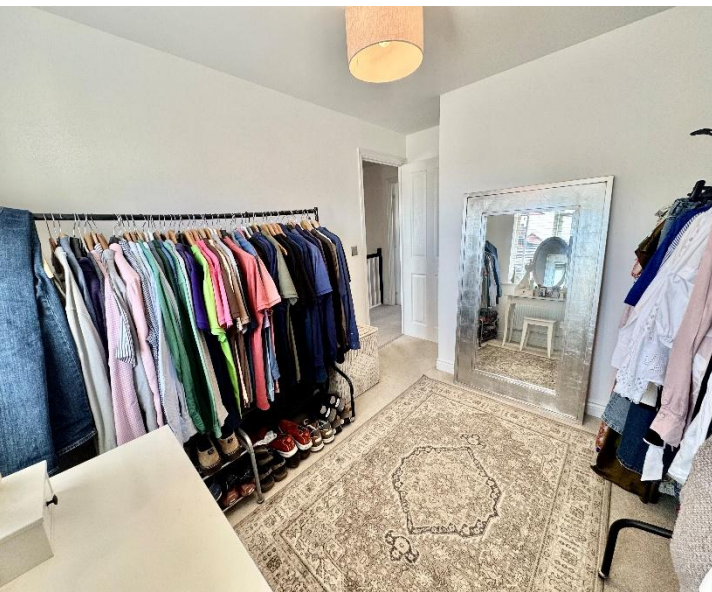
COUNCIL TAX BAND: F

EPC RATING: B

WB3009.AI.AI.14.03.2025.V.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

