



Thorntree Drive West Monkseaton

A fabulous, semi-detached family home boasting an extensive, South facing rear garden. If outdoor living space is what you are looking for then this gorgeous property will really appeal! Within catchment for popular local schools, walking distance to Sainsburys, Metro, bus routes, local amenities and approximately a five minute drive to our wonderful beaches and coastline. Showcasing an entrance porch, impressive, larger style hallway with turned staircase up to the first floor, superb sized lounge through dining room with feature bay window, exposed brick recess and modern electric stove fire, there are patio doors from the dining room into the conservatory, which overlooks and opens out to the garden area. The dining kitchen is stylish and contemporary with integrated appliances and door out to the garden, separate utility area, spacious landing with loft access to a mostly boarded loft, excellent for storage purposes. There are three double bedrooms, the rear bedroom with sliding mirrored wardrobes providing excellent hanging and storage space. The bathroom has been recently re-designed and re-fitted with a gorgeous suite and forest waterfall shower. The garden to the rear is South facing and is one of the larger plot sizes in the street, the garage boasts measurements of 22'7 x 9'7, perfect size for parking, storage and DIY. To the front is an imprinted concrete driveway, recently re-laid with parking for at least two cars.

£310,000

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Double Glazed Entrance Door with leaded insert into:

ENTRANCE PORCH: laminate flooring, door into:

ENTRANCE HALLWAY: A spacious, larger style hallway with turned staircase to the first floor, radiator, cloaks cupboard, door to:

UTILITY AREA: 4'7 x 2'4, plumbed for automatic washing machine, double glazed window, modern tiling

LOUNGE/DINING ROOM: 23'7 x 10'8, (7.19m x 3.25m), a fabulous sized family lounge and dining area with measurements into feature double glazed bay window and alcoves, exposed brick recess, plinth, marble hearth, fitted shelving to alcoves, double glazed patio doors to the conservatory, radiators

CONSERVATORY: (rear): 12'9 x 10'4, (3.89m x 3.15m), tiled floor, double glazed French doors out to the garden

DINING KITCHEN: (rear): 12'1 x 10'0, (3.68m x 3.05m), a stylish and contemporary re-fitted kitchen incorporating a range of high gloss base and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric oven, hob, cooker hood, brick effect tiling, double glazed window, double glazed door out to the garden, laminate flooring, plumbing for dishwasher

FIRST FLOOR LANDING AREA: loft access, we understand that the loft has pull down ladders and is mostly boarded for storage purposes, double glazed window, door to:

FAMILY BATHROOM: 7'9 x 6'0, (2.36m x 1.83m), a luxurious, re-fitted family bathroom, showcasing, "L" shaped bath with chrome hot and cold mixer taps, shower with forest waterfall spray, vanity sink unit with mixer taps, fitted mirror with lighting, low level w.c. with push button cistern, chrome ladder radiator, fully tiled walls, laminate flooring, double glazed window



BEDROOM ONE: (rear): 16'0 x 10'1, (4.90m x 3.07m), excluding depth of sliding mirrored wardrobes providing excellent hanging and storage space, radiator, double glazed window

BEDROOM TWO: (FRONT): 11'0 x 10'4, (3.35m x 3.15m), radiator, double glazed window

BEDROOM THREE: (front): 9'3 x 7'3, (2.82m x 2.23m), radiator, double glazed window

EXTERNALLY: An extensive rear garden not directly overlooked and enjoying a delightful Southerly aspect. With lawn, patio, borders and shed, access to:

GARAGE: 22'7 x 9'7, (6.88m x 2.92m), with power, electric and housing central heating boiler, with separate water tank, also providing the option to incorporate solar heating if required

FRONT GARDEN AND DRIVE: recently re-laid, imprinted concrete driveway with parking for two vehicles, lawned area

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: C

EPC RATING: B

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(56-68)	D
(39-54)	E
(21-38)	F
62	84





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.

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