



Price Range £500,000 - £525,000

Timberlea Close, Ashington

kw **MARTIN**
LUNDY-LESTER



Timberlea Close, Ashington, RH20 3LD

Offering flexible accommodation, this mature semi detached house sits at the head of a cul-de-sac, with driveway parking for several vehicles.

The bright and airy living room features a cosy woodburner, whilst the breakfast kitchen also offers space to relax with family and friends. Bi-folding doors open onto the sunny and surprisingly secluded and low maintenance rear garden, which features patio seating areas, a heated in-ground swimming pool, artificial lawn and well stocked shrub and flower borders. There is a useful outside store, which would also make a great home office. The detached garage has been recently converted in order to create a wonderful studio / bedroom with ensuite shower - it could alternatively be used as a teen den or pool party / changing room space. There are three more bedrooms - all doubles - one of which has an ensuite bathroom, in addition to a modern shower room and more than 250sq ft of eaves storage and built in cupboards.



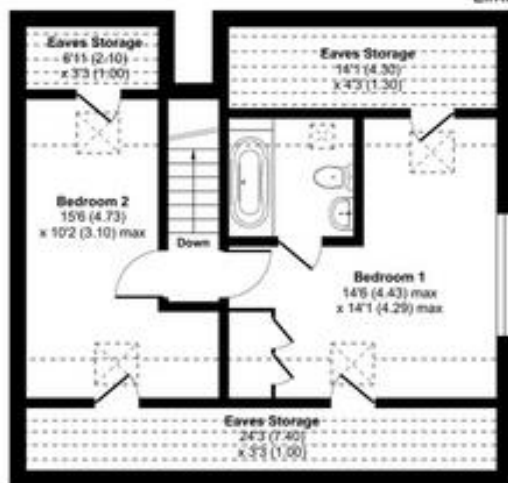
All local amenities are within a few minutes walk of the property, including a range of shops, the village pub, cafe and church, the primary school, takeaway, Indian restaurant and a number of play parks plus the recreation ground - plenty to keep an active couple or family busy all year round.



Timberlea Close, Ashington, Ashington, RH20

Approximate Area = 1001 sq ft / 92.9 sq m
 Limited Use Area(s) = 271 sq ft / 25.1 sq m
 Annexe = 198 sq ft / 18.3 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 1510 sq ft / 140 sq m

For identification only - Not to scale

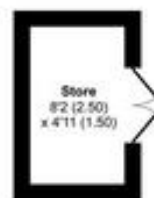


FIRST FLOOR

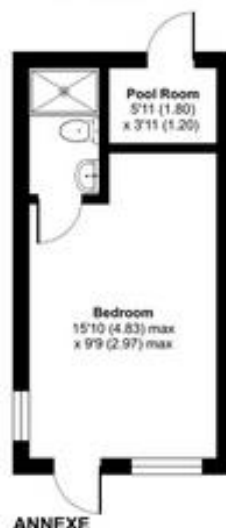


GROUND FLOOR

Denotes restricted head height



OUTBUILDING



ANNEXE

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Lundy-Lester Ltd. REF: 1304819

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.