



## Mulberry Grove | Ashington | NE61 5DP

**Offers over £330,000**

A beautifully presented four-bedroom detached residence, combining timeless elegance with modern comfort. Thoughtfully designed throughout, this exceptional home offers refined living spaces and an effortless sense of style.

The welcoming hallway sets a graceful tone on arrival, leading to a convenient downstairs cloakroom. A light-filled lounge provides a space for relaxation, while the adjoining sitting room, set just off the kitchen, offers an intimate retreat for family or guests.

At the heart of the home lies the kitchen-dining room, superbly equipped with a range of wall, floor, and drawer units. The master bedroom is complete with a stylish en-suite. Three further bedrooms offer comfort and flexibility; each finished to a high standard. A well-appointed family bathroom serves the remaining rooms with elegance.

Loft access provides useful additional storage, attached integral garage.

Manicured front gardens enhance the property's kerb appeal, while the rear garden offers a private and peaceful haven – perfect for al fresco dining or quiet reflection.

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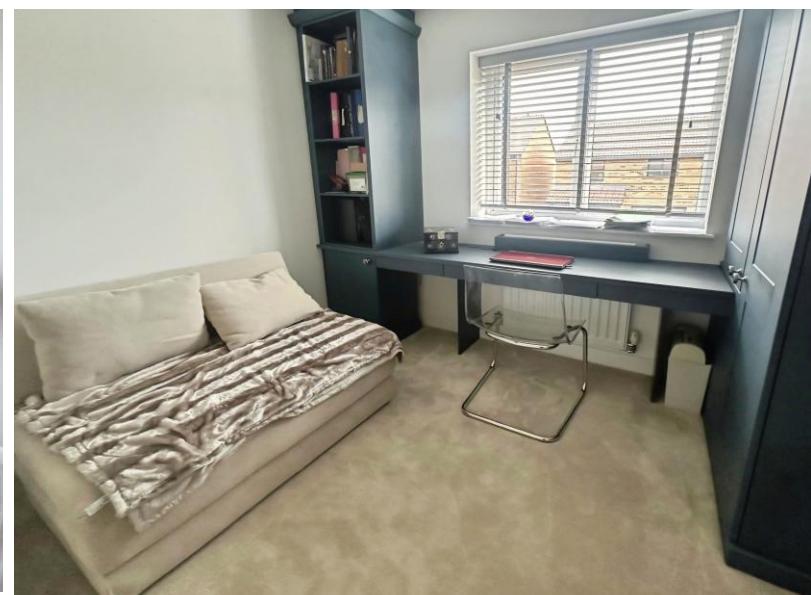


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**Four-bedroom detached home****EPC: B****Gas central heating****Council tax band: D****Double glazing****Freehold****Kitchen-diner****Master bedroom with en-suite****For any more information regarding the property please contact us today****ENTRANCE:** Composite entrance door**FIRST FLOOR LANDING:** loft access, built in storage cupboard, single radiator.**ENTRANCE HALLWAY:** 6'9 (2.06) X 10'3 (3.12)  
Stairs to the first-floor landing, lvt flooring, door leading in to the garage.**BEDROOM ONE:** 13'6 (4.12) X 10'8 (3.25) To front of robes.**CLOAKS/WC :** 3'9 (1.14) X 6'5 (1.96)  
Low level wc, wash hand basin, part tiling to walls, lvt flooring, extractor fan.**Double glazed front window, double radiator, fitted wardrobes and drawers, television point.****MAIN LOUNGE:** 17'9 (5.41) X 10'3 (3.12)  
Double glazing, single radiator, lvt flooring.**EN SUITE:** Double glazed front window, wash hand basin, low level wc, shower cubicle, mains shower, part tiling to walls, heated towel rail, spotlights, tiling to floor.**FAMILY/SITTING ROOM:** off the kitchen-dining area 9'9 (2.97) x 10'3 (3.12)  
Double glazed rear french doors, double radiator, lvt flooring.**BEDROOM TWO:** 10'4 (3.15) X 11'1(3.38)  
Double-glazed front window, double radiator, opening into a separate dressing room complete with mirrored fitted wardrobes**KITCHEN/DINING ROOM:** 20'11 (6.38) X 9'10 2.99)  
Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan, integrated cooker, fridge, freezer, washing machine, dishwasher, microwave.  
Lvt flooring, spotlights, double glazed rear bi fold door.**BEDROOM THREE:** 9'6 (2.90) X 9'10 (2.99)  
Double glazed rear window, single radiator, fitted wardrobes, office area.**BEDROOM FOUR:** 10'4 (3.15) X 9'11 (3.02)  
Double glazed rear window, single radiator.



**BATHROOM/WC:** 4-piece white suite comprising: Wash hand basin, panelled bath, large shower cubicle, low level wc, spotlights, double glazed rear window, heated towel rail, part tiling to walls, tiled flooring.

**FRONT GARDEN:** laid mainly to lawn, flower borders, block paved driveway leading to garage.

**REAR GARDEN:** south east facing, laid mainly to lawn, low maintenance, flower beds, screen fencing, patio area.

**GARAGE:** Single attached, integral up and over garage door with power and lighting.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: TBC  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway  
Communal garden charge £104.00 per annum

#### **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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### **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: B**

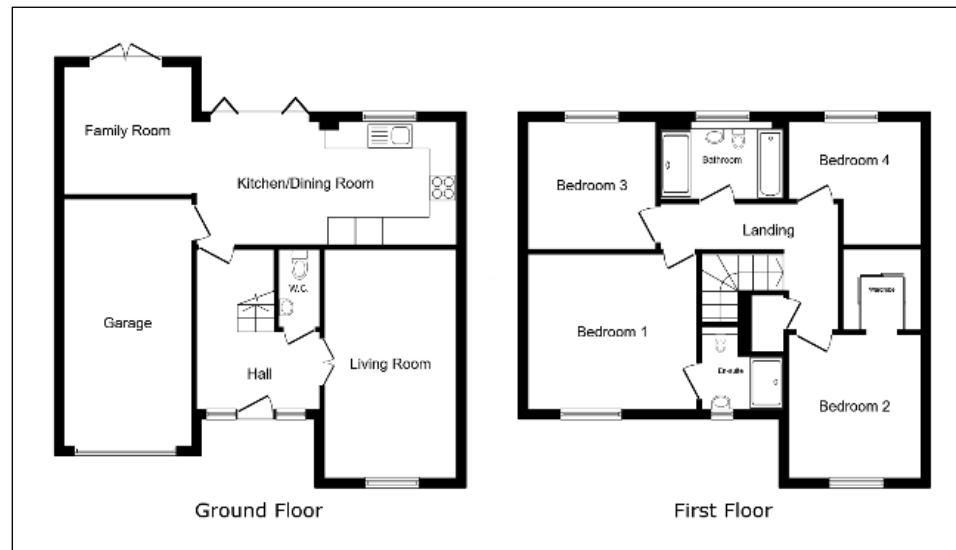
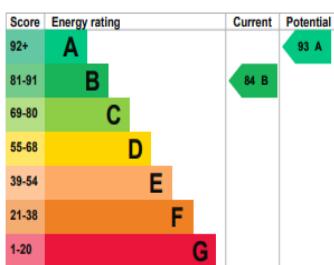
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**T: 01670 850850**

[Ashington@rmsestateagents.co.uk](mailto:Ashington@rmsestateagents.co.uk)

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