



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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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

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.

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.

MAIN LOUNGE: 17'9 (5.41) X 10'3 (3.12)

Double glazing, single radiator, lvt flooring.

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.

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.

FIRST FLOOR LANDING: loft access, built in storage cupboard, single radiator.

BEDROOM ONE: 13'6 (4.12) X 10'8 (3.25) To front of robes.

Double glazed front window, double radiator, fitted wardrobes and drawers, television point.

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.

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

BEDROOM THREE: 9'6 (2.90) X 9'10 (2.99)

Double glazed rear window, single radiator, fitted wardrobes, office area.

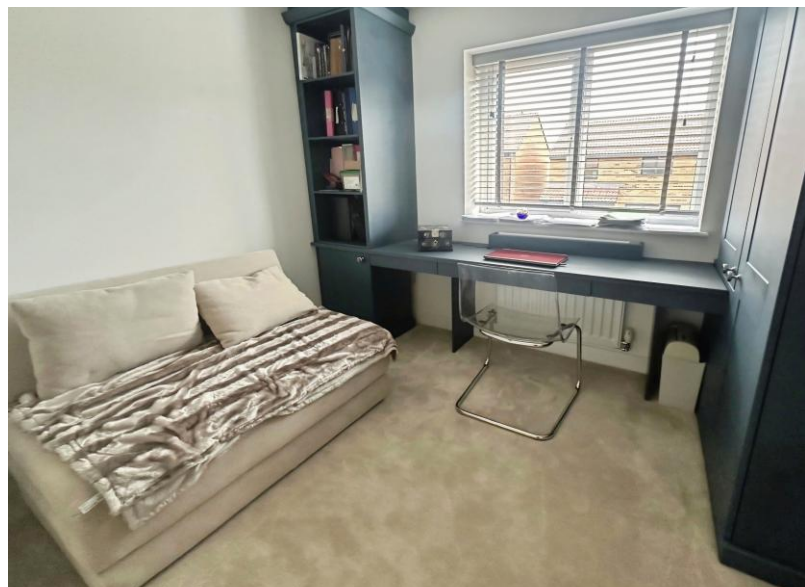
BEDROOM FOUR: 10'4 (3.15) X 9'11 (3.02)

Double glazed rear window, single radiator.

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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

AS00010397 GD/FG Version two



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



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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