



## Font Drive Blyth

An outstanding, detached family home, located on this sought after part of the Crofton Grange Estate. Beautifully presented throughout with the added benefit of a South-Westerly rear garden, front driveway and garage. The property itself has been substantially improved by the current owners including the upgrade and opening of the dining kitchen area to provide an exceptional family room with French doors opening to the rear garden and integrated appliances. Entrance hallway, downstairs cloaks/wc., superb sized lounge, gallery style landing area. Four excellent sized bedrooms, the master bedroom with fitted robes and excellent sized en-suite shower room. Contemporary family bathroom. A gorgeous detached house, with a fabulous finish and classic elegance throughout!

**£215,000**

**EPC: C**

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SAYER**

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# Font Drive

Blyth, NE24 4GY

**Double Glazed Entrance Door to:**

## **ENTRANCE HALLWAY:**

Amtico flooring, spotlights to ceiling, door to:



## **DOWNSTAIRS CLOAKS/WC:**

Pedestal washbasin, low level w.c. with push button cistern, Amtico flooring, spotlights to ceiling, radiator

## **LOUNGE: (front): 19'7 x 11'5, with measurements into double glazed feature bay window, (5.97 x 3.48m)**

A fantastic sized family lounge, radiator



## **SITTING ROOM/PLAYROOM: (front): 14'1 x 8'11, measurements into double glazed bay window, (4.29 x 2.72m)**

Totally versatile sitting room/playroom, double glazed window, Amtico flooring, radiator, large storage cupboard

## **DINING KITCHEN: 24'0 x 10'1, (7.32 x 3.07m)**

a stunning, re-designed and fitted family dining kitchen, the current owners have opened up the full room and re-fitted the kitchen with a stunning range of high gloss base, wall and drawer units, quartz worktops, integrated electric oven, hob, cooker hood, LED lighting, integrated fridge, freezer and dishwasher, integrated washing machine, Amtico flooring, spotlights to ceiling, double glazed window, double glazed French doors to the rear garden, radiator





### FIRST FLOOR LANDING AREA:

A beautiful Gallery style landing area with loft access, (the seller has advised that there are pull down ladders, the loft is boarded with light), airing cupboard housing central heating boiler



### BEDROOM ONE: (front): 14'11 x 10'1, (4.55 x 3.07m)

Beautifully presented master bedroom with two double glazed windows and outstanding fitted mirrored robes, radiator, door to:



### EN-SUITE SHOWER ROOM:

Larger than average en-suite comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, low level w.c. with push button cistern, modern tiling, double glazed window, tiled floor, radiator

### BEDROOM TWO: (rear): 12'0 x 8'2, (3.66 x 2.48m)

Radiator, double glazed window, spotlights to ceiling



### BEDROOM THREE: (rear): 8'5 x 7'5, (2.57 x 2.26m)

Radiator, double glazed window

### BEDROOM FOUR: (rear): 8'8 x 7'10, (2.64 x 2.39m)

Radiator, double glazed window

### FAMILY BATHROOM:

Spacious and contemporary family bathroom, with bath, pedestal washbasin, low level w.c with push button cistern, tiled splashbacks, double glazed window, tiled floor, radiator



### EXTERNALLY:

South-west facing rear garden with patio, lawn and fencing, gated access to the front, spacious driveway, garage with power and lighting



### Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

**BL9334/AI/JC/24.11.20/V.3**

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