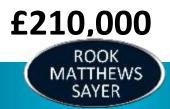


Sandringham Meadows Blyth

Welcome to this gorgeous three-bedroom residence nestled within the sought-after Sandringham Meadows development in Blyth. Elegantly positioned on the outskirts of town, this stylish home enjoys the best of both worlds—peaceful surroundings with the convenience of being just moments from the local beach, well-regarded schools, and excellent road transport links. Step inside to a welcoming entrance hall that leads to a modern ground floor cloakroom/WC, a versatile study or potential fourth bedroom with charming French doors opening out to the garden, and a practical utility room. Ascend to the first floor where you'll find a beautifully appointed lounge complete with a Juliet balcony, ideal for relaxing evenings, and a contemporary dining kitchen featuring sleek integrated appliances—perfect for both everyday living and entertaining. The top floor reveals three well-proportioned bedrooms, including a sumptuous master suite with a private En-suite shower room, and a stylish family bathroom serving the remaining bedrooms. Outside, the property boasts a driveway leading to an integral garage, while the rear of the home showcases a meticulously maintained, enclosed garden offering a tranquil retreat. Immaculately presented throughout, this is a truly turn-key home that offers flexible, thoughtfully designed accommodation—ideal for first-time buyers or growing families seeking style, comfort and convenience in equal measure. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.











Sandringham Meadows Blyth

ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister, under stairs cupboard, radiator

CLOAKS/WC

Low level WC, wash hand basin, radiator, tiled floor

FAMILY ROOM/4th BEDROOM 10' 0" (3.05m) X 8' 04" (2.54m) Ground Floor

Double glazed French door to rear, radiator

UTILITY 6' 10" (2.08m) X 5' 09" (1.75m) Ground Floor

Wall and base units, work surfaces, sink unit, space for automatic washing machine, vent for tumble dryer, wall mounted combination boiler, radiator, tiled flooring

FIRST FLOOR LANDING

Double glazed window to front, staircase to second floor with spindle banister

LOUNGE 15' 06" (4.72m) X 10' 01" (3.07m) First Floor

Double glazed window to rear, fitted gas fire, telephone and television points, double glazed French door to Juliet balcony, radiator

BREAKFAST KITCHEN 15' 06" (4.72m) X 8' 11" (2.72m) First Floor

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, integral fridge and freezer, built in electric oven and gas hob, space for automatic dishwasher, part tiled walls, double radiator, double glazed French door to Juliet balcony to front

SECOND FLOOR LANDING

Access to part boarded roof space via loft ladder, cupboard

BEDROOM ONE 8' 06" (2.59m) X 13' 09" (4.19m) Second Floor

Double glazed window to rear, built in wardrobe, television point, radiator

EN SUITE

White suite comprising pedestal wash hand basin, step in shower cubicle with mains shower, low level WC, tiled walls, tiled floor, spotlights to ceiling, shaver point, extractor fan, radiator

BEDROOM TWO 9' 0" (2.74m) X 8' 0" (2.44m) Second Floor

Double glazed window to front, built in wardrobe, radiator

BEDROOM THREE 9' 11" (3.02m) X 6' 09" (2.06m)

Double glazed window to rear, built in wardrobe, radiator

BATHROOM/W.C.

White three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, spotlights, radiator, extractor fan, double glazed frosted window to front

FRONT GARDEN

Driveway providing off street parking leading to garage

REAR GARDEN

Decking and porcelain tiles, fenced boundaries

GARAGE

Integral garage with up and over door, light and power points

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre to premises Mobile Signal Coverage Blackspot: No Parking: Garage and driveway

MINING

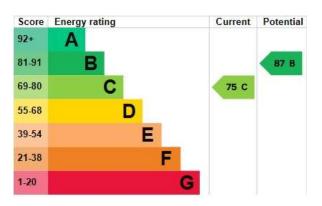
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

BL00011221.AJ.DS.26/03/2025.V.2















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 applicances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification to this property. More granulting a purchasers will be asked to produce original identification documentation at a later stage and we would

16 Branches across the North-East



Noney 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.