



## Font Drive Blyth

This stunning four-bedroom detached family home is ideally situated within a sought-after modern development. Offering spacious and beautifully presented accommodation across three floors, the property is perfectly located close to Asda, well-regarded local schools, and major transport links, making it an ideal choice for families. Upon entering, you're greeted by a welcoming hallway leading to a bright and airy lounge and a fabulous dining kitchen featuring integrated appliances and double-glazed French doors opening out to the generous rear garden. A separate utility room and a convenient downstairs WC complete the ground floor. The first floor hosts three well-proportioned bedrooms, including a second bedroom with a stylish En-suite shower room, along with a modern family bathroom. The top floor is home to a spacious principal bedroom complemented by an additional En-suite, creating a perfect private retreat. Outside, the property enjoys a large, stunning rear garden mainly laid with artificial turf, patio and decking a detached garage, and a private driveway, providing ample off-street parking. This exceptional home combines space, style, and a prime location, making it a must-see for growing families. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £250,000

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# Font Drive Blyth

## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

## CLOAKS/WC

Low level WC, single radiator

## LOUNGE 12'90 (3.89) X 12'21 (3.7)

Double glazed window to front, single radiator, panelled wall, tiled flooring

## KITCHEN/DINING ROOM 18'14 (5.77) X 9'26 (2.79)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in oven, gas hob, integrated fridge/freezer and dish washer, spot lights, double glazed door to rear garden

## UTILITY ROOM 7'60 (2.29) X 5'34 (1.60)

Fitted base units/work surfaces, plumbed for washing machine, double glazed door to rear garden

## FIRST FLOOR LANDING

Built in storage cupboard



## BEDROOM ONE 13'75 (4.15) X 11'17 (3.38)

Double glazed window to rear, velux window to front, built in cupboard, loft access

## EN-SUITE

Double glazed window to rear, low level WC, hand basin, single radiator, shower cubicle, part tiling to walls, tiled flooring

## BEDROOM TWO 10'63 (3.20) X 11'94 (3.58) minimum measurements excluding recess

Double glazed window to front, single radiator

## EN-SUITE

Double glazed window, low level WC, hand basin, shower cubicle, part tiling to walls, tiled flooring

## BEDROOM THREE 9'59 (2.87) X 9'55 (2.87)

Double glazed window to rear, single radiator

## BEDROOM FOUR 9'56 (2.87) X 6'23 (1.88)

Double glazed window to rear, single radiator, fitted wardrobes

## BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, double glazed window to side, single radiator, part tiling to walls, tiled flooring

## FRONT GARDEN

Laid mainly to lawn



**REAR GARDEN**

Low maintenance garden, decking area, artificial lawn

**GARAGE**

Single, on street parking

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage & driveway
- Management/Service charge: £180.00

**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.

**ACCESSIBILITY**

- This property has/is:
- Suitable for wheelchairs
- Level access
- Wide doorways

**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: C**

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