



Kittiwake Close

South Beach Estate, Blyth

A stunning extended four bedroom detached house, rarely available to the open market. Positioned favourably in this highly sought after cul-de-sac, with an enviable position to the rear, not overlooked and substantially improved throughout. Large impressive hallway, downstairs cloaks/w.c, extended sitting room/playroom to the front and additional storage. Excellent sized lounge opening through to the separate dining room with French doors to the rear garden. Outstanding dining kitchen with integrated appliances and Central Island, French doors to the rear garden and separate utility room. Beautiful re-fitted bathroom suite with walk in shower cubicle and four fabulous sized bedrooms to the first floor. The rear garden is an excellent size with a North-Westerly aspect; rear decked sitting area with Gazebo and artificial lawn, spacious driveway and garage.

£270,000

EPC Rating: D

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South Beach Estate, Blyth, NE24 3RG

Double Glazed Entrance Door to:

Entrance Hallway

Fitted sliding storage, large, impressive hallway with radiator and radiator cover, spotlights to ceiling, coving, and door to:

Sitting Room/Playroom (Front) 11'8 x 7'9 (3.56m x 2.36m)

Spotlights to ceiling, two double glazed windows, radiator

Downstairs Cloaks/w.c

Low level w.c with push button cistern, pedestal washbasin with mixer taps, tiled floor, spotlights to ceiling, extractor fan

Lounge 15'1 x 12'4 (4.59m x 3.76m)

Spacious and well-presented lounge with radiator, wall lights, double glazed window, open to:

Dining Room 12'4 x 10'0 (3.76m x 3.05m)

separate dining room with double glazed French doors opening to the rear garden, spotlights to the ceiling, coving, door to:

Dining Kitchen 22'7 x 10'10 (6.88m x 3.30m)

A fabulous, completely re-designed and fitted family dining kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, microwave, hob and cooker hood, single drainer sink unit with hot and cold mixer taps, central island with units, spotlights to ceiling, double glazed French doors to the rear garden, Victorian style, tile effect flooring, under-unit lighting, radiator, door to hallway, double glazed window, open to:

Utility Room 8'8 x 5'11 (2.64m x 1.80m)

Contemporary base units, roll edge worktops, single drainer sink unit with mixer taps, Victorian style flooring, combination boiler, plumbed for automatic washing machine



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First Floor Landing Area

Double glazed window, loft access with pull down ladders, we have been advised by the sellers that the property is partially boarded

Bedroom One (Front) 12'1 x 10'4 (3.68m x 3.15) excluding depth of robes

Fitted robes, radiator, double glazed window

Bedroom Two (Rear) 13'1 x 10'3 (3.99m x 3.12)

Radiator, double glazed window

Bedroom Three (Front) 10'7 x 9'0 (3.22m x 2.74m) excluding depth of robes

Fitted robes, radiator, double glazed window

Bedroom Four (Rear) 10'9 x 8'0 (3.28m x 2.44m)

Radiator, double glazed window

Bathroom

A stunning, re-fitted bathroom, immaculately presented, comprising of a large bath with tiled panel and hot and cold mixer taps, separate large shower cubicle with chrome shower and additional large daisy head spray, floating sink unit with mixer taps, low level w.c with push button cistern, recessed shelving, under floor heating, tiled floor, fully tiled walls, panelled ceiling

Externally

Gorgeous, substantially improved rear garden with North-West facing rear garden, patio area, artificial lawn, raised decked patio with gazebo, additional rear patio, double electric point, outside tap, two gates providing access to the front, front garden area, driveway and garage





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

BL8849/AI/MP/190320/V.2

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