



## Ashford Close South Beach, Blyth

Rarely available to the market this outstanding, and substantially extended four bedroom detached boasts so many wonderful and difficult to find features and benefits for the family. Positioned favourably within a cul-de-sac with a pleasant aspect to the front and not overlooked to the rear. With a double garage and a separate single garage, multi-car parking on the block paved driveway and a stunning, much loved and cared for South facing rear garden. The ground floor has a spacious lounge with feature fireplace opening into the dining area, a separate snug/sitting room, stunning, and contemporary re-fitted kitchen, high gloss with fitted appliances, downstairs cloaks/W.C., and utility room. A second utility is accessed from the garden area. Four double bedrooms to the first floor, the master bedroom with walk in dressing room and en-suite shower room, fitted robes to two further bedrooms. Luxurious re-fitted bathroom with roll top bath and separate shower cubicle.

The opportunity to purchase a property of this type does not arise very often, do not be disappointed!

**£270,000**

EPC Rating: TBC

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# Ashford Close

## Blyth

**Double Glazed Entrance Door to:**

### **ENTRANCE LOBBY:**

Laminate flooring, two double glazed windows, door to:

### **LOUNGE/DINING ROOM: 21'0 X 11'9, (3.35m x 2.24m),**

Plus depth of double glazed bow window, superb size lounge opening into the dining area, attractive feature fireplace with gas, coal effect fire, coving to ceiling, two radiators, patio door to:

### **SNUG/SITTING ROOM: (front): 11'0 x 7'4, (3.35m x 2.24m),**

Excellent family room/playroom/study, currently used as a snug and sitting area, double glazed window, laminate flooring, radiator

### **DINING AREA: 11'7 x 13'3, (3.53m x 4.04m),**

Double glazed patio doors to the garden, radiator, coving to ceiling, door to:

### **BREAKFASTING KITCHEN: 12'1 x 10'3, (3.68m x 3.12m),**

An exceptional, re-fitted kitchen, contemporary in style with a range of high gloss base, wall and drawer units, roll edge worktops, integrated electric oven and microwave, gas hob and stylish cooker hood, integrated dishwasher, combination boiler, large additional storage cupboard, tiled floor, double glazed window and door to rear garden

### **REAR HALLWAY:**

Turned staircase to the first floor, radiator, door to:

### **DOWNSTAIRS CLOAKS/WC.:**

Hand washbasin with mixer taps, low level W.C. with push button cistern, double glazed window, Karndean flooring, radiator

### **UTILITY: 8'4 x 4'4, (2.54m x 1.3m),**

Plumed for automatic washing machine, fitted worktop and wall unit, double glazed window



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### FIRST FLOOR LANDING AREA:

Loft access with pull down ladders, we have been advised by the seller that the loft is part boarded, rear landing has spotlights

### FAMILY BATHROOM:

A stunning re-fitted family bathroom, Victorian style, with roll top bath with hot and cold mixer taps, separate shower cubicle, chrome shower, stylish washbasin with mixer taps, brick effect tiling, Karndean flooring, double glazed window, spotlights to ceiling, stylish towel radiator

### BEDROOM ONE: (front): 15'1 x 15'4, (4.59m x 4.67m),

A fabulous sized master bedroom with attractive fitted shelving and drawers, walk in dressing room with light and double glazed window, fitted with a thoughtful range of hanging space, shelving and pull out drawers, radiator, two double glazed windows to main bedroom, door to:

### EN-SUITE SHOWER ROOM:

Double sized shower cubicle with electric shower, vanity sink unit with mixer taps, fitted storage, low level W.C., chrome radiator, tiled floor, tiled splashbacks, double glazed window

### BEDROOM TWO: (rear): 10'8 x 10'3,

Radiator, double glazed window, fitted robes and drawers

### BEDROOM THREE: (front): 10'7 x 9'1, (3.22m x 2.77m),

Radiator, double glazed window, high gloss contemporary fitted robes

### BEDROOM FOUR: (front): 9'6 x 8'4, (2.90m x 2.54m),

Radiator, double glazed window





### EXTERNALLY:

Where to start with this beautiful garden surrounding the whole of the rear and side of the property. South backing, with extensive patios, lawn and borders, outside tap, mature shrubs and plants, dwarf wall, two gates to access either side of the property, one to the double garage with power and lighting, the other to the second, single garage with up and over door. Extensive parking to the front driveway, which has been block paved

### UTILITY ROOM:

Accessed via a double glazed door in the garden area, providing excellent working space for the family with power and lighting, double glazed window, fitted wall unit

#### 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.

BL9001/AI/JC/01/030820/V.1

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