



## Blackthorn Drive

### Blyth

Impressive and substantial. This rarely available, larger style detached family home, is positioned favourably within this gorgeous cul-de-sac, set back and accessed via a private driveway. Within the catchment area for popular local schools, this property really does tick all the boxes. Entrance hallway, downstairs cloaks/wc., study/sitting room/snug with open aspect towards the front, excellent sized lounge with feature bay window and stunning cast iron fireplace.

Contemporary dining kitchen with integrated appliances, separate utility room. 19'0 conservatory. Four double bedrooms to the first floor, the master bedroom with attractive fitted robes and en-suite shower room. Bedrooms two and three also access to the contemporary Jack and Jill en-suite, the first floor is completed with a modern family bathroom suite. Externally there are gardens and outside space to the rear, side and front, with paved patio, lawn, borders, side patio, shed, gated access to the front and access to double garage with electric doors. Multi-car parking to the front accessed via private driveway. There is no onward chain with this property, making it appealing to those looking for an early completion, subject to contract!

# £325,000

**EPC:TBC**

**ROOK  
MATTHEWS  
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)



# Blackthorn Drive

Blyth, NE24 3XN

**DOUBLE GLAZED ENTRANCE DOOR TO:**

## ENTRANCE HALLWAY:

Radiator, wood effect flooring, staircase to the first floor, feature arch and under-stair cupboard, coving to ceiling, door to:



## DOWNSTAIRS CLOAKS/W.C.:

Pedestal washbasin, low level w.c. with push button cistern, radiator, tiled splashbacks, wood effect flooring, double glazed window

**STUDY/SITTING ROOM/SNUG: (front): 11'3 x 7'5, (3.43 x 2.26m)**

A versatile family room enjoying an open aspect across the cul-de-sac and green area, radiator, double glazed window, coving to ceiling



**UTILITY ROOM: 8'0 x 6'1, (2.44 x 1.65m)**

Roll edge worktop, plumbed for automatic washing machine, central heating boiler, double glazed door to the side patio area, radiator

**LOUNGE: (front): 17'1 x 11'8, (5.21 x 3.56m)**

With measurements into double glazed feature bay window, stunning marble fireplace with cast iron arch, Victorian style inset, gas living flame fire, radiator, storage cupboard, double doors into :



**DINING KITCHEN: (rear): 26'9 x 10'2, (maximum): (8.15 x 3.10m)**

Wow! A superb sized family dining kitchen, with a range of contemporary base, wall and drawer units, roll edge worktops, one and a half bowl sink unit, integrated electric oven and microwave, gas hob, stainless steel cooker hood, wine cooler, dishwasher and fridge, radiator, double glazed window, double glazed French doors into:



**CONSERVATORY: 19'0 x 10'11, (5.79 x 3.33m)**

Again a fabulous sized family room enjoying a rear garden aspect, with double glazed French doors opening out to the patio, radiator, air conditioning, wood effect flooring

**FIRST FLOOR LANDING AREA:**

Spacious landing, airing cupboard containing hot water tank, loft access

**BEDROOM ONE: (front): 10'10 x 12'10, (3.30 x 3.91m)**

Attractive fitted mirrored robes, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:**

Contemporary en-suite with shower cubicle, shower, vanity sink unit, low level w.c. with push button cistern, tiled floor, radiator, double glazed window, spotlights to ceiling, fitted mirror

**BEDROOM TWO: (front): 11'2 x 10'10, (3.40 x 3.30m)**

Maximum measurements, double glazed window, radiator, door to en-suite Jack and Jill shower room

**BEDROOM THREE: (rear): 11'9 x 9'3, (3.58 x 2.82m)**

Radiator, double glazed window, door to en-suite Jack and Jill shower room

**BEDROOM FOUR: (rear): 13'0 x 7'11, (3.96 x 2.41m)**

Radiator, double glazed window

**FAMILY BATHROOM:**

Modern bathroom suite comprising of bath, pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks, spotlights to ceiling, high gloss tiled floor, extractor fan, double glazed window, radiator

**EXTERNALLY:**

An enclosed rear garden with patio and lawn, feature borders, side patio area with storage, outside tap, gated access to the front drive and garden. Parking to the front driveway for multiple vehicles, double garage with electric doors, we have been advised that the garage has power and lighting, front borders, privately accessed driveway from the road





### 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.

BL9204/AI/JC/10.09.20/V.1

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