



## Priory Grange

### Blyth

A truly stunning and substantially extended detached family home, within a cul-de-sac on this highly sought after estate. Offering fabulous versatility for family living and boasting, entrance porch, hallway, lounge with feature fireplace and bay window, gorgeous, open plan, extended dining kitchen with quartz worktops and integrated appliances, utility space, opening to 17'0 family room extension with two lots of French doors to both the side patio and rear garden, downstairs cloaks/w.c, the garage has been converted to provide a superb sized office/study or alternatively a playroom. To the first floor there are five excellent sized bedrooms, the master bedroom with attractive fitted robes and en-suite shower room, fitted robes to three further bedrooms with fitted robes. The bathroom is luxuriously fitted and fully tiled, the loft is fully boarded, providing excellent storage space with Velux windows. This eco-friendly property also benefits from owned Solar Panels, the rear garden has a fully functional work space with plumbing, electrics and double glazing, artificial lawn, patios and walled area, BBQ, side patio area, the front driveway provides multi-car parking, and has wrought iron fencing

**£269,950**

**EPC:C**

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# Priory Grange

Blyth, NE24 5BB

**Double Glazed Entrance Door to:**

## ENTRANCE PORCH:

Luxury vinyl tile flooring with feature border, double glazed window, granite quartz sills, double glazed door with side panels, door to:



## ENTRANCE HALLWAY:

Radiator, feature recessed arch with mosaic tiling, spotlights to ceiling, luxury vinyl tiled flooring, staircase to the first floor, door to:

**LOUNGE: (front): 14'10 x 12'5, with measurements into feature double glazed bay window, (4.52 x 3.78m)**

Feature fireplace with log effect gas fire, feature mosaic tiling, cornice to ceiling, radiator, open to:



**DINING KITCHEN: 23'11 x 14'5, (7.29 x 4.39m)**

Stunning, open plan dining kitchen which also opens into the extended family room. The kitchen is fitted with a range of high gloss, cream base, wall and drawer units, Quartz fitted worktops, integrated electric oven, gas hob, contemporary extractor fan, one and a half bowl sink unit with mixer taps, tiled walls, contemporary vertical radiator, utility area with additional units and plumbing for automatic washing machine, luxury vinyl floor tiling with feature border tile, curved units, spotlights to ceiling, two double glazed windows, integrated dishwasher, large walk in cupboard, door to:



**OFFICE/STUDY: (front): 11'8 x 7'2, (3.56 x 2.18m)**

Originally the garage but converted to provide a fully functional and useful room for those working/studying from home, or potentially as a playroom/snug. Luxury vinyl tiled flooring, radiator, double glazed window, spotlights to ceiling

## DOWNSTAIRS CLOAKS/WC.:

Hand washbasin, low level w.c with push button cistern, radiator, double glazed window, Quartz sill



**FAMILY ROOM: (rear): 17'0 x 13'4, (5.18 x 4.06m)**

Opening from the dining area this superb family room boast two sets of double glazed French doors, one opening to the side patio and the other to the rear garden. Radiator, two Velux windows providing light and space into the room, radiator

**FIRST FLOOR LANDING AREA:**

Loft access with pull down ladders, Velux windows, fully floored, airing cupboard containing combination boiler

**BATHROOM:**

A luxurious re-fitted bathroom suite comprising of, bath with tiled panel, half pedestal washbasin with mixer taps, low level w.c with push button cistern, radiator, double glazed window, feature mirrored wall, chrome radiator, fully tiled, tiled floor, spotlights to ceiling and modern panelling

**BEDROOM ONE: (front): 12'7 x 10'0, (3.84 x 3.05m)**

Feature recessed arch, fitted attractive mirrored robes with over-bed storage, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:**

Shower cubicle, chrome shower and additional forest waterfall spray, pedestal washbasin with hot and cold mixer taps, low level w.c with push button cistern, radiator, double glazed window, panelled walls and ceiling with spotlights

**BEDROOM TWO: (rear): 13'4 x 8'9, (4.06 x 2.67m)**

Fitted robes and over-bed storage, radiator, double glazed window

**BEDROOM THREE: (front): 11'9 x 8'0, (3.58 x 2.44m)**

Feature recessed arch with shelving, excluding depth of sliding mirrored robes, radiator, double glazed window

**BEDROOM FOUR: (rear): 8'8 x 7'11, (2.64 x 2.41m)**

Radiator, double glazed window

**BEDROOM FIVE: (side): 9'6 x 6'0, excluding depth of mirrored robes, (2.90 x 1.83m)**

Radiator, double glazed window





### EXTERNALLY:

Enclosed substantially improved rear garden with patio, artificial lawn, raised borders, BBQ, wrought iron gates to side block paved patio, downlighters, outside tap, gated access to front driveway, block paved multi car driveway to the front with wall and wrought iron double gates. The property benefits from owned solar panels with approximately 15-20 years remaining with a fixed tariff in the benefit of the owner, making it cost efficient and eco-friendly. From the rear garden there is a double glazed door to:

### 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.

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