



## Swanston Grove

### Blyth

One of the largest styles' of detached homes on this highly sought after street within the South Shore development. Close to the beach and within the catchment area for popular local schools, this is a fabulous opportunity to purchase your forever family home. With a delightful Westerly aspect to the much improved rear garden and the rarity of a double garage, fully carpeted with heaters and storage, the outside space and features are as wonderful as the internal accommodation. Stylish and superbly presented throughout with impressive hallway, spacious lounge, additional sitting room, downstairs cloaks/w.c. A fabulous, 28'1 dining kitchen with two sets of French doors opening to the rear garden and integrated appliances, separate utility room. There are four double bedrooms to the first floor, two with contemporary fitted robes. The master bedroom boasts a contemporary en-suite and the family bathroom is larger than most with a separate shower cubicle. The property is also available with no onward chain and we have no doubt that someone will fall in love with this very quickly!

**£285,000**

**EPC: C**

**ROOK  
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**Double Glazed Entrance Door with Two Side Panels to:**

### ENTRANCE HALLWAY:

Impressive and beautifully presented hallway with high gloss tiled floor, staircase to the first floor, radiator, under-stair cupboard, door to:



### DOWNSTAIRS CLOAKS/W.C.:

Pedestal washbasin with hot and cold mixer taps, low level W.C., radiator, high gloss tiled floor, tiled splashbacks, extractor fan

### LOUNGE: (front): 15'11 x 11'11, (4.65 x 3.63m)

Stylish lounge with coving to ceiling, double glazed window, radiator



### SITTING ROOM: (front): 9'8 x 9'0, (2.95 x 2.74m)

Completely versatile family room, currently utilised as a sitting area, radiator, double glazed window, coving to ceiling

### DINING KITCHEN: (rear): 28'1 x 10'1, (8.56 x 3.07m)

Stunning and offering a fabulous sized dining kitchen, incorporating a range of contemporary base, wall and drawer units, co-ordinating worktops, breakfast bar, integrated electric oven, gas hob, stylish cooker hood, one and a half bowl sink unit with mixer taps, integrated fridge and freezer, integrated dishwasher, modern tiling, high gloss tiled floor, two radiators, two sets of double glazed French doors to the rear garden, double glazed window, spotlights to ceiling, door to:



### UTILITY ROOM: 6'0 x 5'9, (1.83 x 1.75m)

Fitted modern base units, roll edge worktop, plumbed for automatic washing machine, brick effect tiling, radiator, central heating boiler, double glazed door to the side garden area



### FIRST FLOOR LANDING AREA:

Spacious landing with loft access, storage cupboard containing hot water tank

### BEDROOM ONE: (front): 13'0 x 12'2, including depth of contemporary high gloss sliding robes, (3.96 x 3.71m)

Radiator, two double glazed windows, door to:



### EN-SUITE SHOWER ROOM:

Immaculate en-suite shower room comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, tiled splashbacks, wood effect flooring, radiator, double glazed window

### BEDROOM TWO: (front): 12'3 x 13'0, including depth of high gloss fitted robes, (3.73 x 3.96m)

Radiator, double glazed window



### BEDROOM THREE: (rear): 13'3 x 8'8, (4.04 x 2.64m)

Radiator, double glazed window

### BEDROOM FOUR: 13'3 x 8'7, (4.04 x 2.62m)

Radiator, double glazed window



### BATHROOM: 8'0 x 8'4, plus depth of large walk in shower cubicle with chrome shower,

Bath with hot and cold mixer taps, pedestal washbasin with mixer taps, low level W.C. with push button cistern, modern flooring, tiled shower area and splashbacks, radiator, double glazed window, extractor fan





### EXTERNALLY:

West facing rear garden with lawn, patio, paving, side garden borders to front, lawned area, gated access from rear garden to double driveway, door to:

### GARAGE:

Superb sized double garage, originally the site office, fully carpeted with electric heaters, storage, electric and power, double width driveway



### 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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