



Waterville Grove, Ashington
£369,950

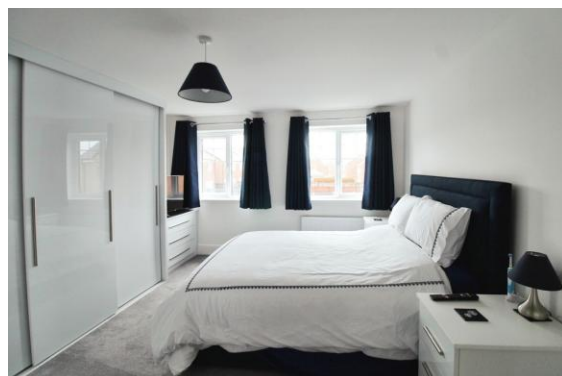


LENNON
PROPERTIES
SALES | LETTINGS | MANAGEMENT | COMMERCIAL



Waterville Grove, Ashington

This absolutely stunning five bedroom detached family home located in an ideal location within Waterville Grove Seaton Vale Ashington. Built by Charles Church in 2020 this 'Fenchurch' style home sits on a good sized plot and offers spacious and modern accommodation throughout. The property had been upgraded making it a perfect family home with the accommodation comprising : entrance hallway, lounge, cloakroom and open plan kitchen/dining/family room. To the first floor spacious landing, master bedroom with en-suite bathroom, bedroom two with en-suite shower room, three further double bedrooms and family bathroom. Externally to the front an open plan garden area with large private driveway offering off street parking for four vehicles and double garage with two electric powered access doors. To the rear a private South West facing lawned garden with patio area, six foot perimeter fence and side gate for access. Viewings are essential to appreciate the accommodation on offer. Sold with



ENTRANCE HALL

Via main access door to front. radiator, secure access door into double garage, dual control heating thermostat, stairs to first floor, karndene flooring.

LOUNGE

16' 4" x 12' 1" (5m x 3.7m)

Wall mounted TV point, wall mounted feature electric fire with bluetooth control and LED lighting, additional power sockets, RJ45 internet sockets to feed bedroom 5 (office), vertical blinds, curtain pole and curtains, radiator, grey carpet. two double glazed windows to front.

CLOAKROOM/WC

Wash hand basin with tiled splashback, soft close w.c, radiator, towel rail, corner shelf, karndene flooring,

Open Plan Kitchen/Dining/Family Room

35' 5" x 12' 6" (10.8m x 3.83m)

The kitchen area has a range of white high gloss wall & base and drawer units with black square edge worktops and breakfast bar and matching splashbacks, stainless steel sink and drainer with mixer tap, integrated gas hob and electric oven with brushed stainless steel splashback and chimney style extractor, integrated fridge/freezer and integrated dishwasher. The family area has a wall mounted TV point and radiator. There is karndean flooring throughout, electrical sockets (plus extra) with chrome fittings, vertical blinds, curtain poles and curtains, telephone point. Window to rear and two sets of French doors opening into the rear garden.

Utility Room

6' 5" x 5' 6" (1.96m x 1.7m)

Black square edge worktop with matching splashback, white high gloss base unit with drawer, plumbing for washing machine and space for tumble dryer stainless steel sink and drainer with mixer tap, karndene flooring, Access door to side.

First Floor Landing

Custom made shoe cabinet, full length dressing mirror, two storage cupboard with shelving, loft access hatch, grey carpet. Window to front,

Master Bedroom

16' 3" x 12' 2" (4.97m x 3.71m)

Built in triple white high gloss sliding door wardrobes, drawers and side cabinets, custom built dressing table unit with extra electrical sockets and ceiling lights over, curtain poles and curtains, radiator, grey carpet. Two windows to front.

Master En-Suite Bathroom

9' 0" x 5' 6" (2.75m x 1.7m)

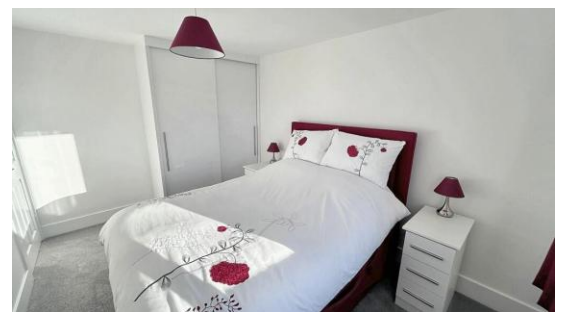
White panelled bath with fitted rinse attachment, pedestal wash hand basin, soft close w.c, walk in shower cubicle with shower and

chrome fittings, chrome heated towelrail, part tiled walls, fitted blind. Frosted window to side.

Bedroom Two

15' 7" x 9' 5" (4.76m x 2.89m)

Built in white high gloss sliding door double wardrobe, dressing table and side cabinets, extra bedside socket radiator, grey carpet, curtain pole and curtains. Window to rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	90
(69-80) C		
(55-68) D		

Bedroom Two En-Suite

5' 10" x 5' 6" (1.78m x 1.7m)

Walk in shower cubicle with chrome fittings and glass screen doors, pedestal wash hand basin and soft close w.c, chrome heated towel rail, wall mounted vanity mirror, part tiled walls, fitted blind. Frosted window to side.

Bedroom Three

12' 10" x 8' 11" (3.93m x 2.74m)

Built in white high gloss sliding door double wardrobe, dressing table and side cabinets, curtain pole, curtains, radiator, grey carpet. Window to rear.

Bedroom Four

11' 1" x 8' 11" (3.4m x 2.74m)

Built in white high gloss sliding door double wardrobe, dressing table and side cabinets, curtains and curtain pole, grey carpet, radiator, window to front.

Bedroom Five/Study

10' 2" x 9' 5" (3.1m x 2.89m)

Curtains and curtain pole, grey carpet, hanging shelf, radiator. CCTV control & recorder, satellite feed, RJ45 internet connection at both sides, window to rear.

FAMILY BATHROOM/WC

Fitted with a white panelled bath with rinse attachment, pedestal wash hand basin, soft close w.c, walk in shower cubicle with chrome fittings and glass screen doors, chrome heated towel rail, additional towel rail, window to front.

Garage

17' 4" x 11' 9" (5.3m x 3.6m)

A double garage with separate electric doors with Horman security on remote switch. LED strip lights.

Added shelving for storage

Extra electrical sockets

Access door into hallway.

All walls painted white

Grey stone painted flooring.

Externally

To the front there is an open plan area with lawn and parking for upto 4 cars and to the rear there is a South West enclosed garden with lawn and fence boundaries which include these extras :

PIR Lights at front & rear doors.

Retaining hooks on patio doors to rear.

Extended paving to rear.

Discreet fencing slats to all of the rear garden.

Access lights to garage on remote switch.

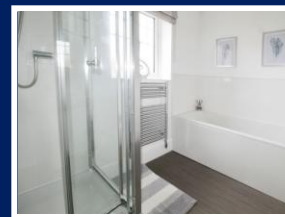
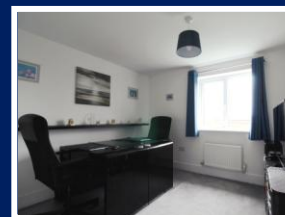
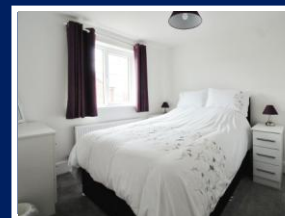
CCTV system with tripwire settings.

Intruder Alarm with control panel in the hall.

Recycle and waste bins and paving base.

Sky Satellite Dish

External Tap



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.