





- **Modern Detached Home**
- **Sunny South Facing Garden**
- **Close To The Coast**
- **Freehold**
- **En-Suite Bathroom**
- **Three Bedroom Property**
- **Gas Central Heating**
- **Family Home**
- **Modern Fitted Kitchen**
- **Call For More information**





** Matterport 360° Tour | <https://my.matterport.com/show/?m=vm9yVBTP5Ds> **

Welcome to Violet Drive, Blyth - a charming location for this modern detached house that is sure to capture your heart.

This fantastic property boasts two reception rooms; perfect for entertaining guests or simply relaxing with your loved ones. The former garage has been converted to form the main reception room. Step into the modern fitted kitchen and unleash your inner chef - whether you're preparing a quick breakfast or a gourmet dinner, this kitchen is sure to inspire your culinary creations. There is also a handy ground floor WC. With three bedrooms; the main boasting an en suite, there is ample space for a growing family or for those who enjoy having a home office or hobby room. The property also boasts a contemporary family bathroom WC. Externally, the sunny rear garden is a delightful feature of this property, offering a tranquil space to enjoy a morning coffee or host a summer barbecue.



Situated in a prime location, this property offers easy access to a great road network and the Metro, making commuting a breeze. Whether you're heading to work or exploring the nearby areas, the convenience of the transport links here is truly unbeatable.

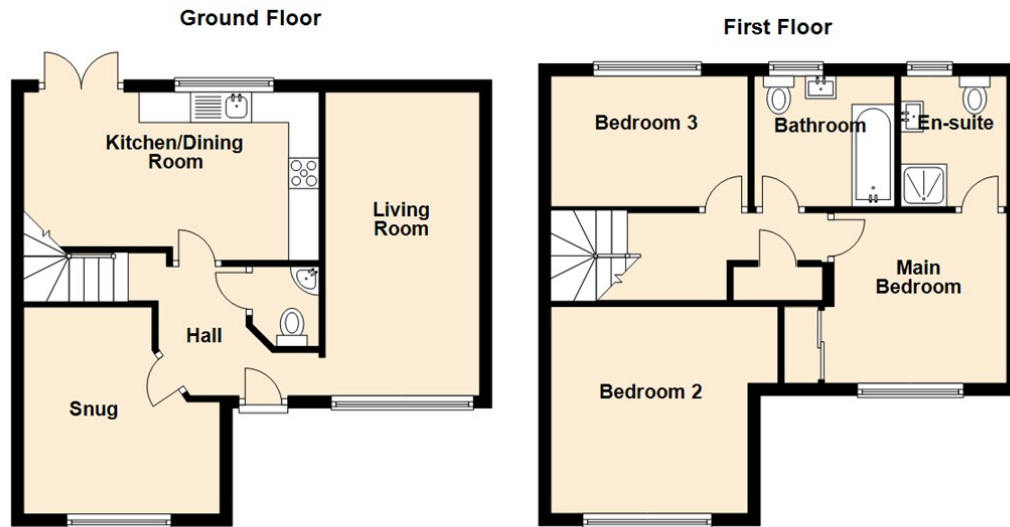
Don't miss out on the opportunity to make this charming property on Violet Drive your own. Book a viewing today and discover the potential and comfort that this lovely house has to offer. For more information please call 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*

Living Room 16'4" x 8'3" (4.98 x 2.53)
 Kitchen/Dining Room 9'0" x 15'10" (2.76 x 4.84)
 Snug 11'1" x 10'6" (3.39 x 3.22)
 Main Bedroom 9'1" x 11'11" (2.79 x 3.65)
 Bedroom Two 11'1" x 6'6" (3.39 x 2.00)
 Bedroom Three 7'0" x 10'4" (2.14 x 3.17)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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