

SIGNATURE

NORTH EAST

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Grousemoor Drive, Ashington NE63 8LU

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Offers Over £210,000

Signature North East is thrilled to introduce this exquisite four-bedroom detached home situated in the charming area of Ashington. Fitted with solar panels and CCTV, this property showcases contemporary and tasteful décor, paired with generously sized, bright rooms throughout. Moreover, its prime location offers proximity to a wealth of useful amenities, including excellent eateries, local shops, and reputable schools, making it an ideal opportunity for families.

Upon entrance, you will be welcomed by an inviting vestibule that seamlessly leads you to the entrance hallway, where you're granted access to the main principal rooms on the ground floor, along with a convenient W.C. First, you step into the spacious living room, illuminated by a large window, which creates an airy ambiance along with ample space for your desired furnishings. Transitioning from here you enter the charming conservatory, flooded with natural light through French doors and large windows, this is a versatile space adaptable to your needs, with direct access to the rear garden. Additionally, the conservatory roof is insulated, therefore this space can be used all year round. Continuing the journey, you will discover the impressive open-plan kitchen/diner, featuring abundant storage space provided by tasteful base and wall units. These are complemented by sleek black countertops and a breakfast bar, to create a perfect setting for casual dining. Adjacent to the kitchen/diner is a convenient utility room, ideal for additional storage. Completing the ground floor is a spacious bedroom, ready for your personalization and desired furnishings.

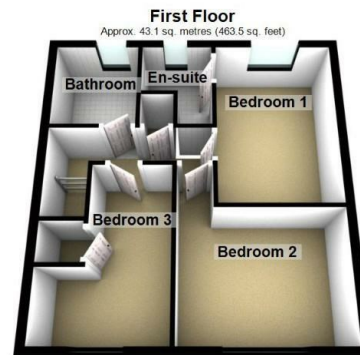
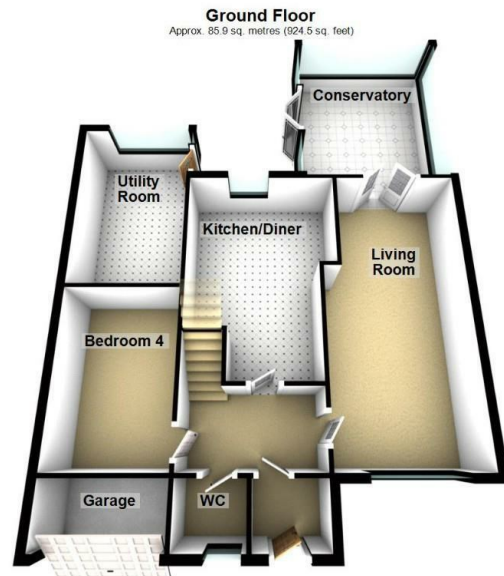
Ascending to the first floor, you will find three generously sized bedrooms, each easily accommodating a double bed along with your desired furnishings. The master bedroom stands out, showcasing its own ensuite equipped with a walk-in shower and W.C. Concluding the first floor is the charming main bathroom, featuring a bathtub, shower, hand basin, and a W.C.

Externally, to the rear of the garden, you are greeted with an impressive space predominantly laid with attractive decking, complemented by an array of plants and greenery. This residence is also equipped with a delightful garden bar and a hot tub, adding to the outdoor charm. Additionally, the property provides ample off-street parking through a spacious driveway capable of accommodating up to 3 cars. Furthermore, there is a garage, featuring secure garage storage with an up and over door which is currently repurposed as an additional bedroom, however can be easily converted back to its original purpose.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 128.9 sq. metres (1388.0 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
22'1" x 10'7"

Kitchen / Diner
16'2" x 11'5"

Conservatory
13'6" x 11'6"

Utility Room
12'5" x 7'6"

Bedroom One
12'7" x 8'9"

En Suite
6'7" x 5'3"


Bedroom Two
12'3" x 11'7"

Bedroom Three
12'3" x 9'2"

Bedroom Four
12'9" x 8'5"

Bathroom
6'7" x 6'2"

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 72 | |
| (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  | |





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