


SIGNATURE

NORTH EAST

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 The Demesne, Ashington NE63 9TW

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Offers Over £375,000

Presenting a delightful property set to hit the market, nestled in the peaceful neighborhood of The Demesne, Ashington, Northumberland, by Signature North East. Situated on the outskirts of Ashington, this home offers a harmonious blend of calmness and accessibility. With its proximity to the coast and excellent connection to major roads like the A189, it promises easy access to both city conveniences and natural beauty.

Approaching the residence, you'll find a tranquil street perfect for families, with convenient local amenities nearby. Backing onto lush grassland, it provides a serene escape from the daily hustle.

Inside, a spacious layout awaits, enhanced by a rear extension seamlessly linking indoors with the ample garden space. Enter through the welcoming hallway leading to the tastefully adorned sitting room with a fireplace and expansive windows offering garden views. The adjacent kitchen/diner caters to culinary enthusiasts with integrated appliances and a breakfast bar. Additional features include a utility room, downstairs WC, sunlit conservatory, and tucked-away study.

Upstairs, four generously sized bedrooms await, including a master suite with an ensuite bathroom. Three bedrooms boast fitted wardrobes, while the family bathroom serves the household's needs.

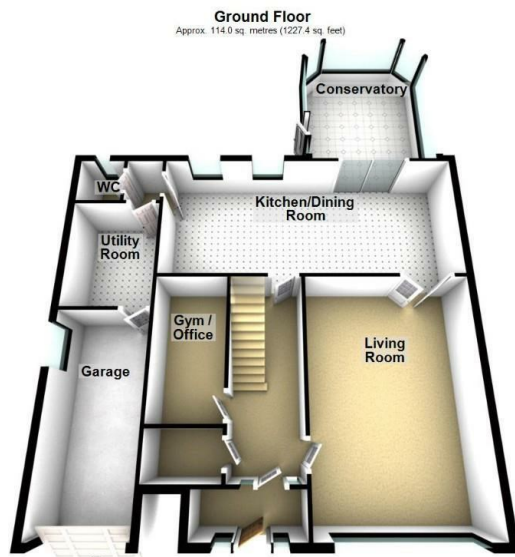
Outside, the front garden is easily maintained, complemented by a paved driveway and garage. The highlight is the rear garden, offering extensive space, attractive landscaping, and unmatched privacy for outdoor enjoyment.

In essence, this property epitomizes comfortable, family-friendly living with modern amenities and a serene ambiance. Don't miss the chance to make it your dream home – contact Signature North East today for a viewing.



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

PROPERTY FLOORPLAN




Total area: approx. 192.8 sq. metres (2075.0 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
19'9" x 13'7"
- Kitchen / Dining Room
26'8" x 11'1"
- Conservatory
13'11" x 11'6"
- Gym / Office
11'10" x 5'11"
- Utility Room
9'7" x 7'9"
- WC
4'1" x 3'11"
- Bedroom One
15'7" x 13'8"
- En Suite
9'7" x 8'11"
- Bedroom Two
12'11" x 10'4"
- Bedroom Three
14'3" x 12'11"
- Bedroom Four
11'2" x 9'10"
- Bathroom
10'9" x 5'5"

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 67 | |
| (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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