

# SIGNATURE

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 Garcia Drive, Ashington NE63 9HF



# Garcia Drive, Ashington NE63 9HF

## Offers Over £325,000

Signature North East welcomes you to the market for this stunning detached house located on Garcia Drive in the charming town of Ashington. With five generously sized bedrooms, this property is perfect for a growing family. Local attractions like Woodhorn Museum, Queen Elizabeth II Country Park, Ashington Leisure Centre, and close bus links and major road networks ensure you are within minutes of everything. Ashington, once the world's largest coal mining village, has transformed into a charming town that offers amenities, schools, and parks for modern living, and now hosts this amazing property.

As you step inside, the ample hallway leads you to the ground floor principal rooms. To the left, the large living room offers plenty of space for gatherings with friends and family. To the right, the formal dining room provides the perfect space for family dinners around the table. The hub of the home is the open-plan kitchen/dining/family room, the ideal setting for daily life. The kitchen offers a plethora of wall and base units for your storage needs and seamlessly integrates with the dining and family areas, which are flooded with natural light streaming from the two sets of French doors. Off the kitchen, the utility room offers access to the outside and is completed with an under the counter wine cooler. The ground floor is completed with a WC.

The first floor offers five spacious bedrooms, four of which are doubles. The fifth bedroom is currently set up as an office. The master bedroom is complemented by an en-suite that includes a bathtub, a walk-in shower, a hand basin, and a WC. The family bathroom conveniently serves the rest of the family and includes a bathtub, a walk-in shower, a hand basin, and a WC.

Outside, this property boasts a large back garden with a generous grass area, perfect for basking in the sunlight. For parking, the property offers a driveway for two cars with access to the single garage located to the rear of the property.

This house on Garcia Drive has everything you need. Don't miss out on the opportunity to make this beautiful property your own. Contact Signature North East today to arrange a viewing.



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

# PROPERTY FLOORPLAN

## Measurements:


- Living Room  
17'3" x 11'6"
- Dining Room  
10'3" x 9'4"
- Kitchen / Dining Room  
28'1" x 12'7"
- Utility Room  
5'10" x 5'7"
- WC  
5'7" x 3'1"
- Bedroom One  
16'0" x 14'3"
- En Suite  
8'2" x 7'4"
- Bedroom Two  
11'7" x 9'11"
- Bedroom Three  
11'9" x 10'4"
- Bedroom Four  
10'7" x 8'5"
- Bedroom Five  
8'5" x 6'8"
- Bathroom  
8'1" x 8'0"



Total area: approx. 148.9 sq. metres (1602.3 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 









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