

SIGNATURE

NORTH EAST

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 Blackwood Road, Blyth NE24 4DN

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Blyth NE24 4DN

**Offers In The Region
Of £390,000**

Signature North East is delighted to welcome to the market this exquisite 4-bedroom detached newly built property, completed in 2022. Nestled on the outskirts of Blyth in New Delaval, this home boasts a prime location with generously sized rooms and close proximity to the stunning coast. It is less than a 10-minute drive to Blyth town centre and just a stone's throw from the gorgeous Blyth beach, making it perfect for outdoor lovers. Ideal for families, the property is surrounded by numerous, including the well-established New Delaval Primary School within walking distance. The addition of new railway lines at the end of the estate, operational from August 2024, will provide residents with direct access to Newcastle city centre.

Upon entering the property, you are greeted by a central hallway leading to a large, bright living room with ample space for your desired furnishings. The living room seamlessly transitions into an open-plan kitchen/dining area, which features a convenient utility room and a spacious W.C. The kitchen itself offers a plethora of space with attractive wall and base units complemented by sleek countertops. From the kitchen, elegant French doors open onto the rear garden. A brand new island has been recently installed, further enhancing the kitchen's luxurious setting. Integrated appliances include a fridge freezer, dishwasher, washing machine, double oven, electric hob, and an upgraded extractor fan.

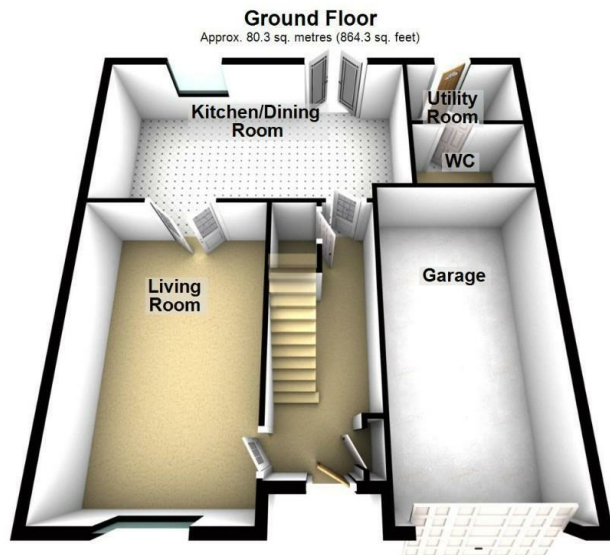
Ascending to the first floor, you will discover four generously sized bedrooms. The first and second bedrooms are complete with luxurious en-suite bathrooms, equipped with amenities such as shaver points and a rainfall shower in the master bedroom. Each bedroom offers ample space for all your belongings, with bedroom two featuring a triple set of fitted wardrobes. Completing this floor is a modern bathroom featuring a bathtub, hand basin, and W.C.

Externally, this home offers a south facing large garden laid with lawn and an ample patio area, perfect for outdoor furniture. The patio, situated at the back of the garden, features a pergola, making it an ideal space for relaxation or entertaining. Additional benefits include a double driveway and a single garage, providing ample parking and storage space.

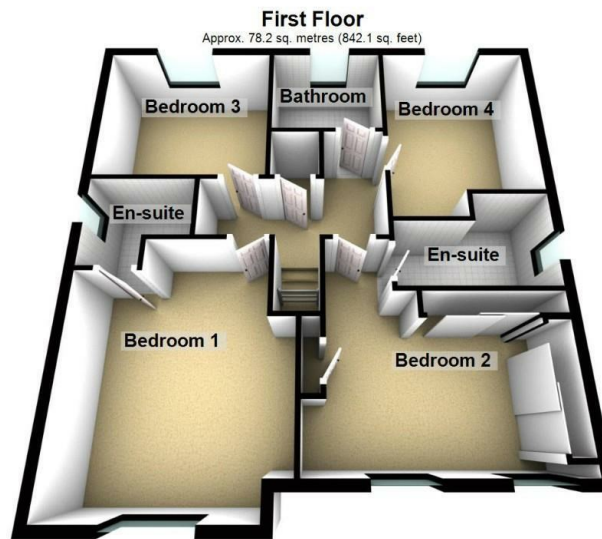


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Ground Floor
Approx. 80.3 sq. metres (864.3 sq. feet)



First Floor
Approx. 78.2 sq. metres (842.1 sq. feet)

Total area: approx. 158.5 sq. metres (1706.4 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
18'8" x 11'7"

Kitchen / Dining Room
21'1" x 11'1"

Utility Room
7'8" x 4'11"

WC
7'8" x 4'8"

Bedroom One
15'8" x 13'1"

En Suite
6'8" x 5'11"

Bedroom Two
15'6" x 13'6"

En Suite
9'10" x 6'2"

Bedroom Three
11'2" x 9'10"

Bedroom Four
12'10" x 9'10"

Bathroom
7'5" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	





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