

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Castle Island Way, Ashington NE63 0XL

# Castle Island Way, Ashington NE63 0XL

**Asking Price**  
**£699,000**

Signature North East proudly welcomes to the market this impressive seven-bedroom detached home, ideally located in the popular area of Ashington. This expansive property enjoys peaceful, uninterrupted views over the River Wansbeck from the rear garden, offering a serene backdrop to family life. Further enhancing its appeal, the home benefits from energy-efficient solar panels and is situated close to a range of local amenities, including shops, pubs, eateries, and green open spaces, making it perfect for those seeking both comfort and convenience. The property also boasts an electric garage door and electric gates, adding both security and ease of access.

You are welcomed by a grand central hallway leading to a bright and spacious living room, ideal for entertaining. The space features large windows and French doors that open to the rear garden. The dining room is equally bright and spacious, leading through to the kitchen/diner, which boasts stylish units, sleek countertops, and ample space. The kitchen also provides access to a spacious utility room and opens onto the garden via French doors. Completing the ground floor is a convenient shower room and a generously sized seventh bedroom, ideal for guests or flexible use.

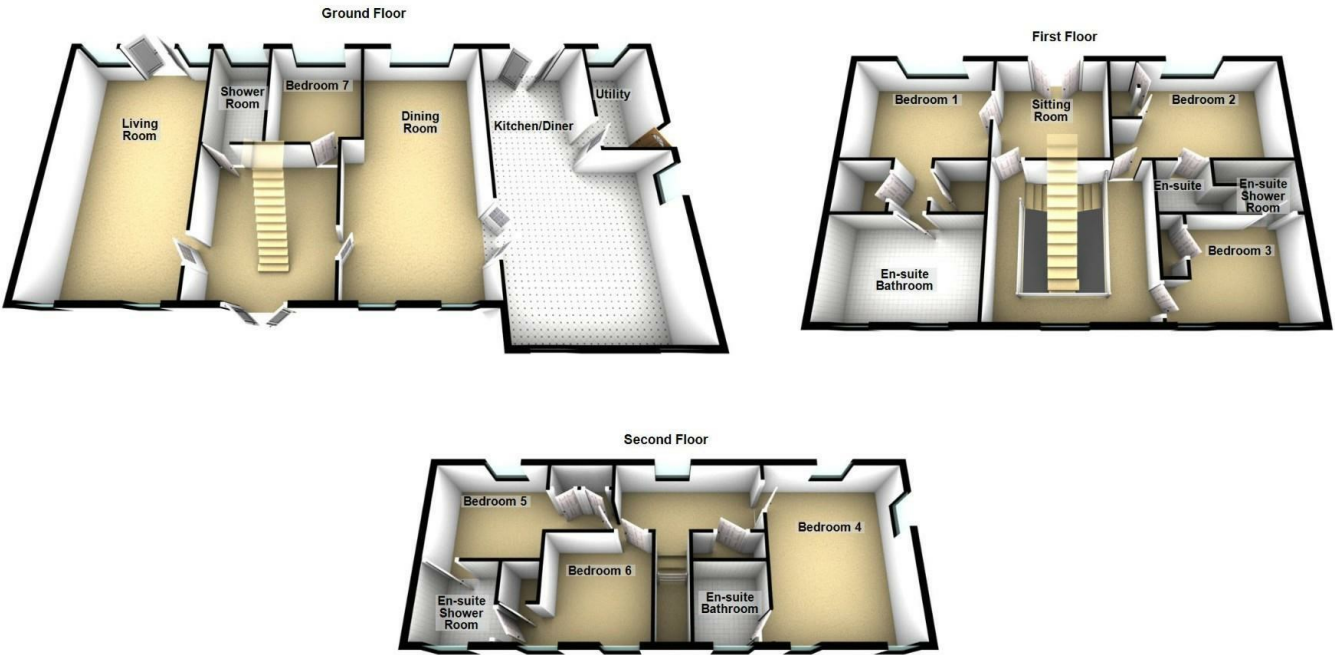
As you continue your journey upstairs, you will find three generously sized bedrooms, each with their own en-suite. The primary suite is a perfect escape, complete with a sitting area with a Juliette balcony (currently serving as a home office), en-suite, walk-in wardrobes and boasting air conditioning. The second floor provides three additional bedrooms, all of which also benefit from en-suite facilities, ensuring ample and comfortable accommodation throughout the home.

Externally, the rear garden is laid to lawn with a patio area, perfect for entertaining. A bespoke garden bar adds a unique touch, while on-site kennels provide a great option for dog owners. To the front, there is off-street parking for multiple vehicles, making this a superb home for growing families or those needing ample space.

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



# PROPERTY FLOORPLAN



Total area: approx. 307.3 sq. metres (3307.4 sq. feet)

## Measurements:

- Living Room  
25'6" x 13'10"
- Kitchen/Diner  
29'1" x 16'11"
- Dining Room  
25'5" x 13'11"
- Bedroom Seven  
10'5" x 9'1"
- Shower Room  
10'5" x 5'10"
- Utility  
11'2" x 6'3"
- Bedroom One  
10'7" x 13'1"
- Sitting Room  
10'7" x 11'1"
- En-Suite Bathroom  
9'3" x 13'1"
- Bedroom Two  
10'7" x 16'11"
- En-Suite Shower Room One  
7'10" x 4'11"
- Bedroom Three  
8'11" x 13'0"
- En-Suite Shower Room Two  
7'7" x 4'11"
- Bedroom Four  
15'8" x 12'3"

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 88      | 88        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk)



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News