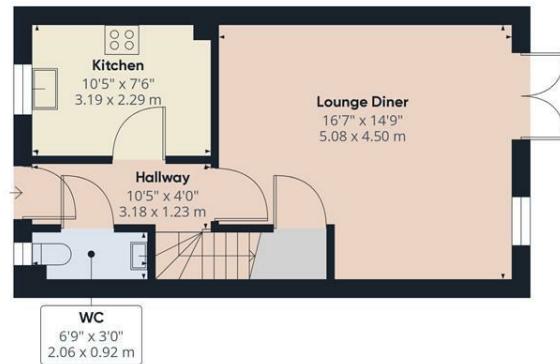
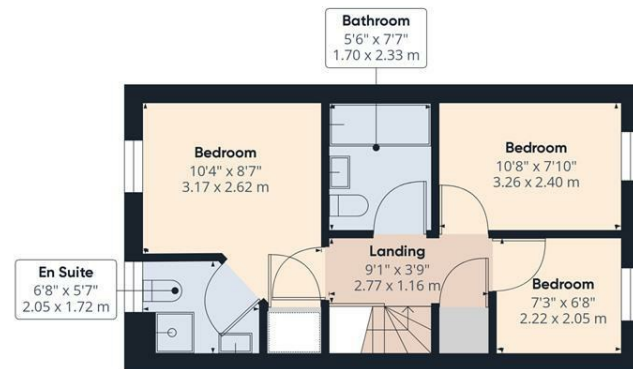




# Crocus Drive, Blyth



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
736.36 ft<sup>2</sup>  
68.41 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 95        |
| (81-91)                                     | B | 83                      |           |
| (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 |           |



### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £180,000

## Description

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY, PERFECTLY PLACED WITHIN A SOUGHT AFTER MODERN DEVELOPMENT

Brannen & Partners welcomes to the market this three bedroom semi detached property, positioned within the sought after development of Portland Wynd, Blyth. Built in 2021, this contemporary family home benefits from three good sized bedrooms, sizeable lounge diner, modern fitted kitchen and bathroom, en suite shower room and downstairs WC, complete with enclosed rear garden, garage and driveway to the front.

Briefly comprising: Welcoming entrance hallway provides access to the kitchen, lounge diner and convenient downstairs WC., as well as stairs to the first floor. To the left, the stylish kitchen presents a range of muted blue wall and base units, paired with wood effect worktops. Integral appliances include; eye level oven, extractor hood, hob, dishwasher and washing machine, with additional designated space for a fridge freezer.

Progressing into the rear of the home, the sizeable open plan lounge diner is flooded with natural light due to the West facing aspect and double French doors leading into the garden. Offering warm neutral decor and an integral storage cupboard, the space can accommodate a variety of layouts and furniture.

Upon the first floor, there are three good sized bedrooms, of which the master benefits from an en suite shower room and fitted wardrobes. The landing offers an integral storage cupboard and access to the family bathroom. Completing this ideal home, the main bathroom benefits from bath with shower overhead, W.C. and wall mounted wash basin.

Externally, a huge benefit of this property, is the enclosed West facing rear garden, complete with lawn, decorative patio, fenced boundary and side access to the front of the home whereby the paved driveway accommodates two cars.

A short drive from Blyth beach, the Portland Wynd estate offers a close proximity to local schools, amenities and excellent transport links to other coastal towns and further in land. Namely, the Newsham rail station, due to complete construction and be operating December 2024, is situated within walking distance and reaches Newcastle City Centre within 24 minutes.

**Hallway**  
10'5" x 4'0"

**WC**  
6'9" x 3'0"

**Kitchen**  
10'5" x 7'6"

**Lounge Diner**  
16'7" x 14'9"

**Landing**  
9'1" x 3'9"

**Bedroom One**  
10'4" x 8'7"

**En Suite**  
6'8" x 5'7"

**Bedroom Two**  
10'8" x 7'10"

**Bedroom Three**  
7'3" x 6'8"

**Bathroom**  
5'6" x 7'7"

**Rear Garden**

**Tenure**  
Freehold

