



Kielder Close | Blyth | NE24 4QH

£190,000

This is not your average family home. Beautifully presented to an exceptional standard and offering a wonderful combination of contemporary style, generous proportions and practical family living, this impressive freehold semi-detached home is one that truly needs to be viewed to be appreciated. Tucked away within the highly regarded Kielder Close, on the sought-after Newsham Farm Estate, this beautifully appointed property offers a surprisingly spacious and thoughtfully designed interior, creating a home that feels every bit as special as it looks. From the moment you step inside, the quality is immediately apparent. A welcoming entrance porch leads into a bright and airy hallway, complemented by beautiful solid wood flooring flowing throughout, setting the tone for the stylish accommodation beyond. The elegant lounge provides a comfortable and inviting space to relax, while the real heart of the home is undoubtedly the stunning kitchen diner. Designed with modern family life and entertaining in mind, this impressive space offers an abundance of room for dining, socializing and everyday living, with doors opening directly onto the rear garden, perfect for seamlessly bringing the outside in during the warmer months. A useful separate utility room adds further practicality.

Upstairs, there are three genuinely generous bedrooms, providing excellent space for a growing family, guests or even a home office, alongside a contemporary family bathroom with WC. Outside, the property continues to impress. The front and rear gardens provide attractive outdoor spaces to enjoy, with the rear garden particularly suited to summer entertaining, family gatherings and those long alfresco evenings. Off-street parking completes the package. A home with genuine wow factor, exceptional presentation and the space to match. Beautifully maintained, thoughtfully arranged and ready for its next owners, this is a property that really must be viewed to appreciate everything it has to offer. Early viewing is highly recommended.

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**Stunning Three Bedroom,
Show Home Standard**

**Freehold, Council Tax Band B,
Epc Rating D**

Sought After Estate

Front And Rear Gardens

Utility Room

**Gas Heating, Fibre premises
Broadband**

**Garage Converted to Storage
and Off Street Parking**

**Mains Electric, water,
Sewerage**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE Porch

ENTRANCE HALLWAY Stairs to first floor,
double radiator, storage cupboard

LOUNGE 14'03 (4.27) X 11'38 (3.43) Double
glazed window to front, solid wood throughout

KITCHEN/DINER 17'86 (5.38) X 10'59 (3.18)
Double glazed window to side, single radiator,
range of wall, floor and drawer units with co-
ordinating roll edge work surfaces, ceramic sink
unit and drainer with mixer tap, space for cooker,
integrated dish washer, double glazed door to
rear garden

UTILITY ROOM Double glazed window to rear,
fitted wall and base units/work surfaces,
integrated fridge and freezer, door to rear garden

FIRST FLOOR LANDING AREA: double glazed
window, large loft

BEDROOM ONE 11'78 (3.53) X 9'83 (2.95)
minimum measurements excluding recess Double
glazed window to front, single radiator

BEDROOM TWO 10'78 (3.22) X 8'85 (2.64)
minimum measurements excluding recess Double
glazed window to rear, single radiator

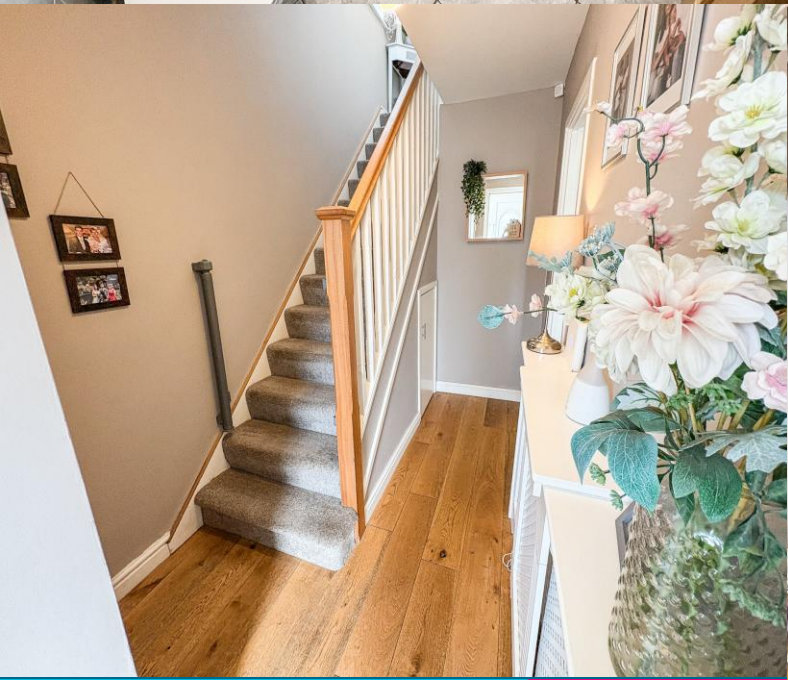
BEDROOM THREE 9'22 (2.79) X 7'76 (2.92)
maximum measurements into recess Double
glazed window to front, single radiator

BATHROOM/WC 3-piece suite comprising:
shower over panelled bath, wash hand basin set
in vanity unit, low level WC, spotlights, double
glazed window to rear, heated towel rail, tiled
flooring

FRONT GARDEN Laid mainly to lawn, walled
surrounds, driveway leading to garage

REAR GARDEN Laid mainly to lawn, patio
decking, as well as a book nook summer house.

GARAGE Single garage with electric car charging
point.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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