



Wentworth Way | Ashington | NE63 9GD

£340,000

A beautifully presented five-bedroom detached family home offering generous and versatile accommodation throughout. Finished to a high standard, the property features a spacious lounge with media wall, a separate family room/home office, and an impressive open-plan kitchen and dining area with integrated appliances and patio doors opening onto the garden.

Upstairs, there are five well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom.

The property benefits from a range of premium finishes, including solid oak internal doors throughout and selected rooms featuring contemporary epoxy micro-cement flooring, adding a sleek and modern touch to the living space.

Outside, the low-maintenance rear garden has been thoughtfully designed for relaxing and entertaining, with artificial lawn, decking, flower beds and a hot tub. A detached double garage with power and lighting completes this fantastic family home.

Combining modern finishes, flexible living space and excellent outdoor areas, this is a property perfectly suited to contemporary family life.

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Five-Bedroom Detached Family Home

Beautifully Presented Throughout

Impressive Open Plan Kitchen & Dining Area

Separate Family Room / Home Office

Principal Bedroom with En-Suite Shower Room

Low Maintenance Garden with Hot Tub

Detached Double Garage with Power & Lighting

For any more information regarding the property please contact us today

ENTRANCE: Composite front door

ENTRANCE HALLWAY: Stairs to first floor landing, epoxy micro cement flooring, understairs storage radiator.

DOWNSTAIRS CLOAKS/W.C.: (off the utility room) low level wc, wash hand basin set in a vanity unit, epoxy micro cement flooring, extractor fan.

LOUNGE: 11'5 (3.48) x 17'0 (5.18) Double glazed front window, radiator, media wall, solid oak floor, television point, spotlights.

OFFICE/FAMILY ROOM: 9'7 (2.92) x 10'0 (3.05) Double glazed front window, solid oak flooring, radiator.

KITCHEN: 10'6 (3.20) x 27'10 Double glazed rear window, radiators, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, media wall, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer and dishwasher, epoxy micro cement flooring, spotlights, two double patio doors to rear.

UTILITY ROOM: Fitted base units with work top surfaces stainless steel sink with mixer taps, plumbed for washing machine, radiator, epoxy micro cement flooring, double glazed door.

FIRST FLOOR LANDING AREA: Loft access

FAMILY BATHROOM: 4-piece white suite comprising: panelled bath, pedestal wash hand basin, shower cubicle with mains powered shower, tiled flooring with part tiled to walls, heated towel rail, double glazed side window,

BEDROOM ONE: 11'4 (3.45) x 12'2 (3.71) Double glazed front window, radiator, spotlights, television point, door to:

EN-SUITE SHOWER ROOM: Double glazed side window, low level wc, pedestal wash hand basin, large shower cubicle with mains shower, tiled flooring with part tiled walls, heated towel rail.

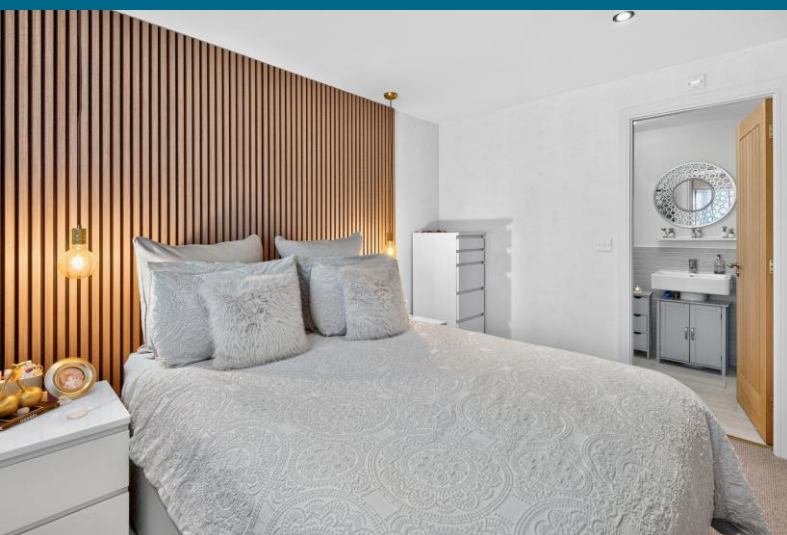
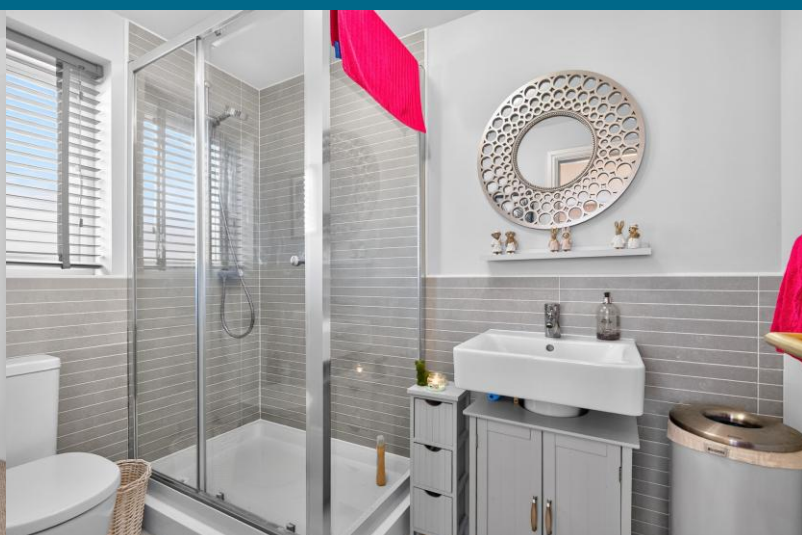
BEDROOM TWO: 10'7 (3.22) x 12'10 (3.91) Double glazed front window, radiator, large built-in cupboard, television point, spotlights

BEDROOM THREE: 12'3 (3.73) x 8'1 (2.46) Double glazed rear window, radiator, television point.

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BEDROOM FOUR: 12'5 (3.78) x 8'10 (2.69). Double glazed rear window, radiator

BEDROOM FIVE: 6'5 (1.96) x 8'11 (2.72) wall to wall. Double glazed rear window, radiator, open fitted wardrobes

EXTERNALLY: FRONT GARDEN: Low maintenance garden with bushes and shrubs

REAR GARDEN: Laid mainly to artificial lawn, low maintenance, decking area, flower beds, screen fencing, hot tub.

GARAGE: Double detached, up and outdoors with power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Detached Double Garage/Driveway

MINING

The North East 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.

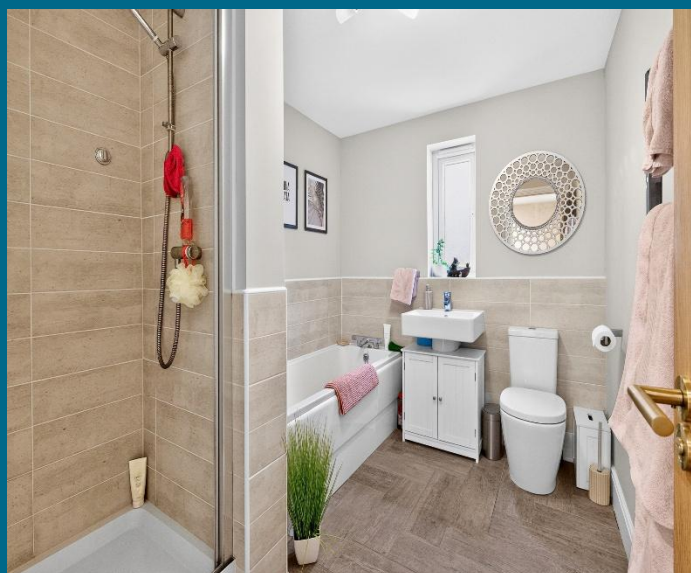
TENURE

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

COUNCIL TAX BAND: E

EPC RATING: C

Version one FG/GD AS00010772





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		