Woodspring Drive | Ashington | NE63

Offers in Excess of £260,000

An immaculately presented and beautifully maintained four-bedroom detached family home offering stylish, spacious accommodation throughout. Finished to an exceptional standard, this stunning property is ready to move straight into and briefly comprises a welcoming entrance hallway, ground floor cloakroom/WC, elegant lounge and a superb open-plan kitchen/dining room with utility area and access to the integral garage.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, together with a contemporary family bathroom.

Externally, the property benefits from a well-kept front garden, driveway providing off-street parking and access to the garage, while the enclosed rear garden features a lawn and patio area, ideal for relaxing and entertaining.

Presented in turnkey condition throughout, this wonderful home is sure to appeal to families seeking modern living in a sought-after location.

RMS | Rook Matthews Sayer

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Immaculately Presented Detached Family Home

Stunning Interior Throughout

Spacious Lounge with Double Doors

Modern Open Plan Kitchen Dining Room

Four Well Proportioned Bedrooms

Principal Bedroom with En Suite

Driveway And Integral Garage

Attractive Front and Rear Gardens

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Composite Entrance door.

ENTRANCE HALLWAY: Stairs to the first-floor landing, tiled floor, radiator.

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., radiator, tiling to floor.

LOUNGE: 10'11 (3.33) x 15'9 (4.80)
Double glazed window, radiator, television point, double doors to:

KITCHEN / DINING ROOM: 10'3 (3.12) X 18'10 (5.74) OPLUS UTILITY AREA
Double glazed window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, integrated washing machine, tiling to floor, spotlights, double glazed doors to rear, door to garage via storage area.

FIRST FLOOR LANDING AREA:

FAMILY BATHROOM: 7'0 (2.13) x 5'10 (1.79)
3 piece white suite comprising:
Panelled bath, electric shower over, pedestal wash hand basin, low level wc, double glazed window, radiator, part tiling with tiled floor

BEDROOM ONE:10'11 (3.33) x 9'3 (2.82)
Double glazed window, radiator, television point, fitted wardrobes

EN-SUITE SHOWER ROOM: 4'1 (1.24) x 5'2 (1.57)
Double glazed window, shower cubicle with mains shower, part tiling to walls, modern flooring, low level wc, pedestal wash hand basin, radiator.

BEDROOM TWO: 9'4 (2.84) x 9'3 (2.82)
Double glazed window, radiator, two built in cupboards

BEDROOM THREE: 7'1 (2.16) x 11'5 (3.48)
Double glazed window, radiator, built in cupboard

BEDROOM FOUR: 7'9 (2.36) x 9'1 (2.77)
Double glazed window, radiator

EXTERNALLY: FRONT GARDEN: Laid mainly to lawn, flower borders, driveway leading to garage
REAR GARDEN: Laid mainly to lawn, patio area
GARAGE: Single integral, up and over door, power and lighting.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: 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: D

EPC RATING: B

AS00010229 FG/GD VERSION ONE 6/08/2026

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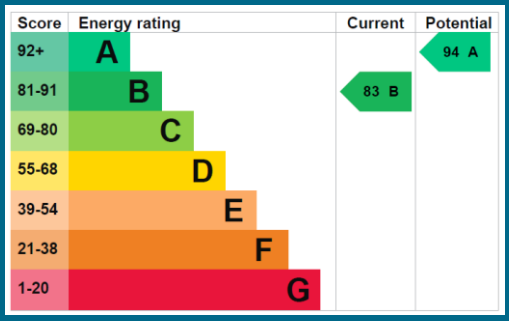

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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

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.

The Property Ombudsman

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