



Price Range £650,000 - £700,000

Cricketers Close, Ashington

**kw** **MARTIN LUNDY**  
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## Cricketers Close, Ashington RH20 3JQ

Tucked away at the end of a small cul-de-sac of just five properties, this extended five bedroom detached house offers family-friendly living space within walking distance of the primary school, shops, church and playgrounds. The village pub and the cafe are only a few minutes walk away, as are the youth club and a very popular takeaway. Older children catch a bus to nearby Steyning Grammar.

The welcoming dining hall opens onto a 24ft living room, which feels bright and airy and has a cosy woodburner, perfect for relaxing in front of at the end of the day. The modern kitchen has a breakfast bar and integrated appliances, plus a useful understairs cupboard. There's a utility room which gives access to the integral garage with electric roller shutter door, plus a downstairs loo. Upstairs, three of the bedrooms are doubles, one is a really good single and the fifth would make a perfect study, to work from home. There's a surprising amount of built in storage, including Hammonds fitted bedroom furniture. Bedroom one has an ensuite shower room and there's a lovely family bathroom which younger children would no doubt enjoy. One of the bedrooms has a walk in wardrobe, which we're told has plumbing in place, all ready to be turned into an ensuite. Solid oak doors throughout add a wonderful touch.

Outside, the south facing rear garden is very low maintenance, with an artificial lawn, a large patio seating area and some well stocked shrub borders. The current owners have built a garden room which they use as a gym but which would alternatively make a great teen den or further work from home space. There's a second, detached garage with power and light and driveway parking for a number of cars.





## Cricketers Close, Ashington, RH20

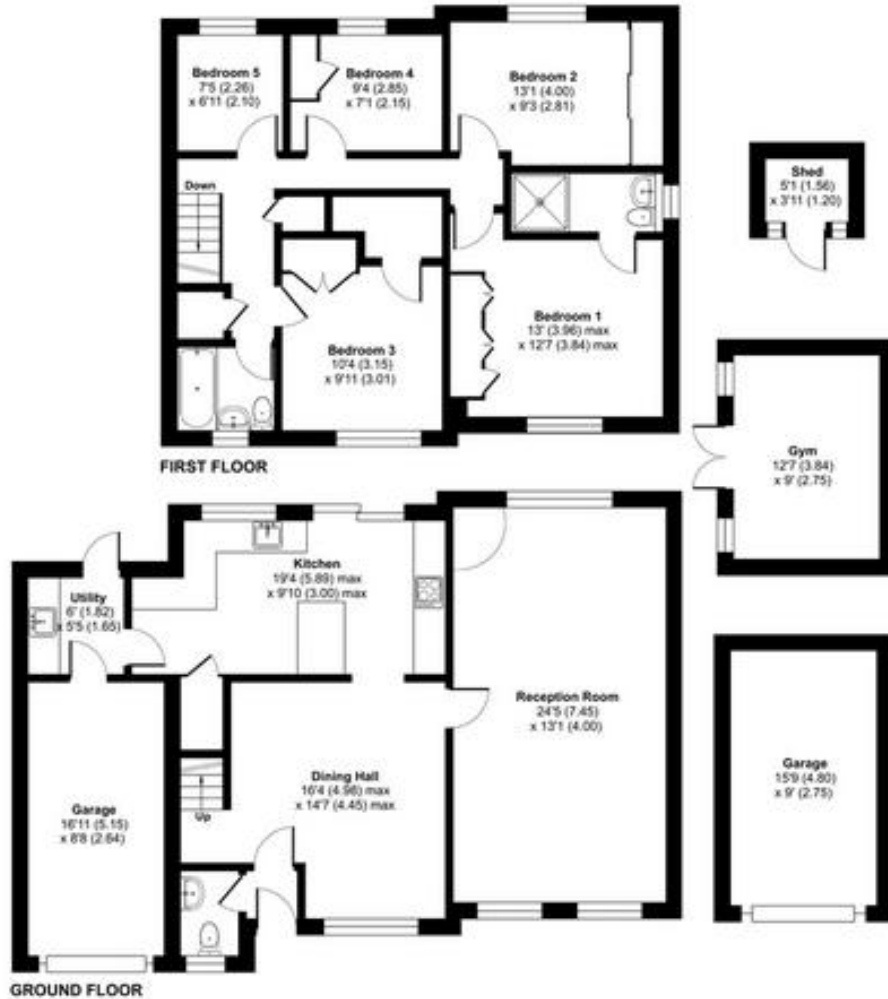
Approximate Area = 1530 sq ft / 142.1 sq m

Garage = 284 sq ft / 26.3 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 1948 sq ft / 180.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nrc/acpm 2025. Produced for Lundy-Lester Ltd. REF: 1395881

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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