

BRUNTON
RESIDENTIAL



PRIMROSE GARDENS, BLYTH, NE24

Asking Price £310,000





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Lovely four-bedroom detached home situated on a pleasant residential estate on the outskirts of Blyth. Occupying a corner plot, the property enjoys an attractive position and is presented to a high standard throughout.

The accommodation offers a well-balanced layout, comprising a generous living room, a modern kitchen and dining space, and a convenient ground-floor WC. Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. The property further benefits from off-street parking, a garage, and enclosed garden space.

Primrose Gardens is well located for access to local amenities, schools, and everyday services, while Blyth town centre and the coastline are within easy reach. The area also benefits from good transport links to surrounding towns and Newcastle upon Tyne.

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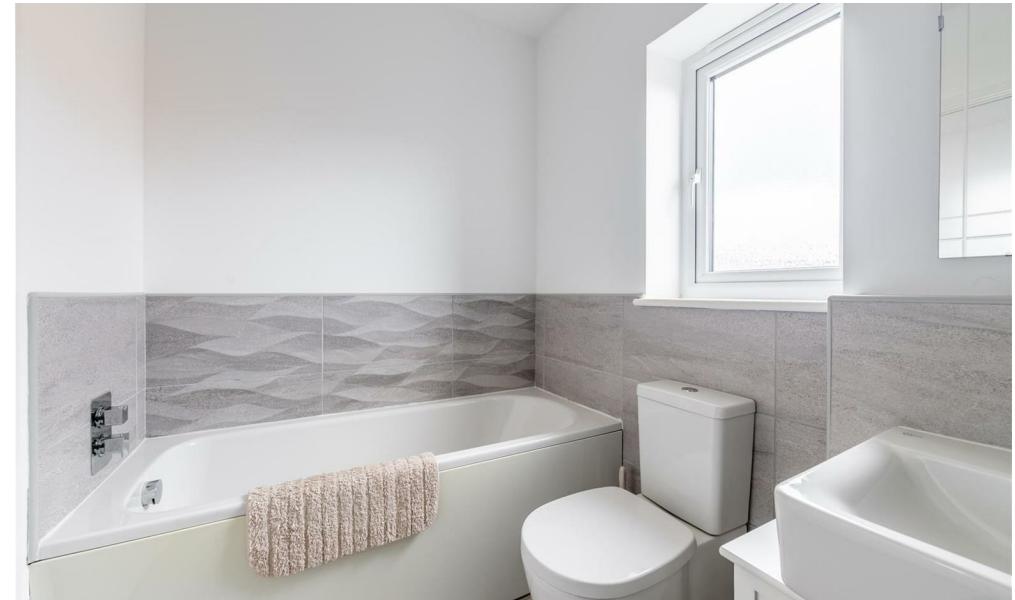
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The internal accommodation comprises: a good-sized entrance hallway with stairs leading to the first-floor landing. From the hallway, there is access to a convenient ground-floor WC and into the kitchen-diner. This room is dual aspect, enjoying a window to the front and a window and door opening to the rear garden. It is fitted with high-gloss wall and base units, complementary work surfaces, wall panelling, and a range of integrated appliances including an oven, hob, extractor, fridge/freezer, and dishwasher. Adjoining the kitchen is a useful utility room providing additional storage and space for appliances. Positioned on the opposite side of the hallway is the main living room, a generous reception space within the home's double-fronted layout. This room features bespoke built-in cabinetry, including a media wall and wooden storage units, all finished with attractive décor. To the front of the property is a further reception room, currently used as a playroom, though equally well suited as a home office or study.

The first-floor landing provides access to four well-proportioned bedrooms. The two largest bedrooms benefit from mirrored sliding-door wardrobes and stylish decorative finishes. The accommodation is served by two bathrooms, including a family bathroom with both a bathtub and separate shower cubicle, and an en-suite bathroom with a mains-powered shower. The property continues to benefit from the remainder of its NHBC warranty.

Externally, the landscaped gardens wrap around the corner plot, with pathways and hedging to the front. To the rear is a generous enclosed garden featuring wooden decking, paved patio areas, a lawn, and a summer house, ideal for home working or children's use. The property further benefits from a detached garage with storage in the eaves, a roller shutter door, and driveway parking for two vehicles, along with additional visitor parking nearby.



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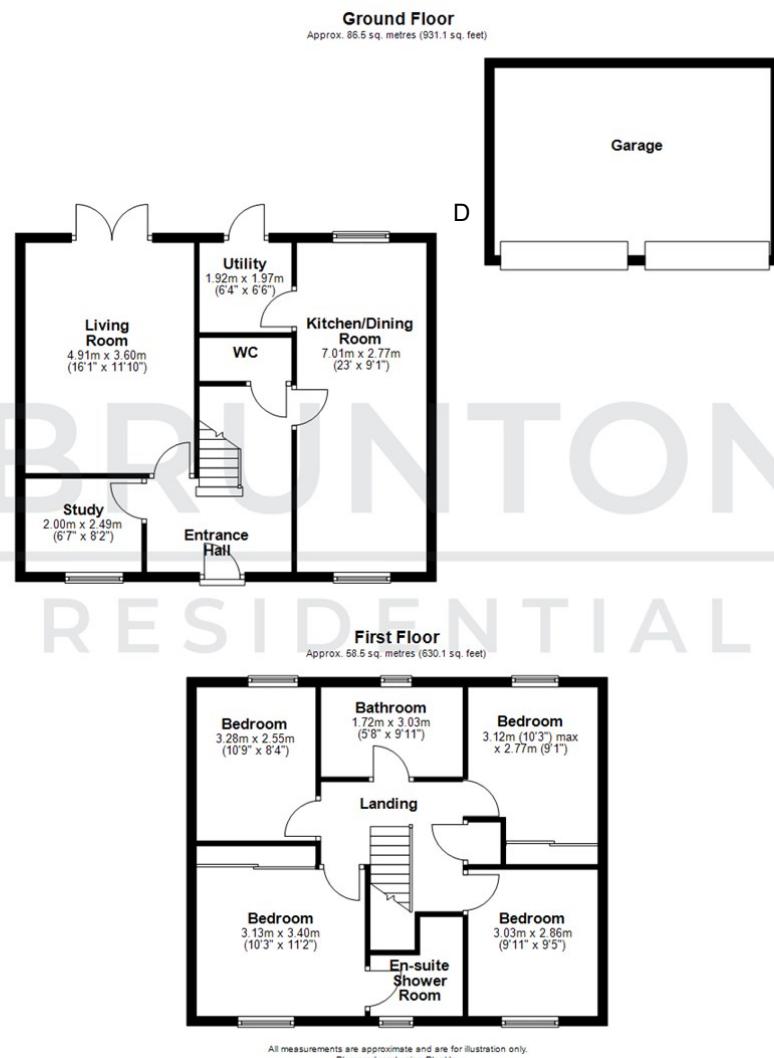
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	92	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	