



Violet Drive | Blyth | NE24 4TZ

£260,000

Presented to an exceptional show home standard, this stunning three-bedroom executive detached house is located within the recently built and highly sought-after Portland Wynd development, conveniently positioned close to the new train station, making it an excellent choice for commuters. Occupying a generous plot, the property offers spacious and beautifully presented accommodation throughout. The welcoming lounge provides a stylish space to relax, while the impressive breakfasting kitchen is fitted with a range of integrated appliances and features French doors opening onto the rear garden, creating the perfect space for modern family living and entertaining. A convenient downstairs cloakroom/WC completes the ground floor. Upstairs, there are three well-proportioned bedrooms, including a superb principal bedroom with elegant fitted wardrobes and a contemporary en-suite shower room. A beautifully appointed modern family bathroom serves the remaining bedrooms. Externally, the property benefits from a generous rear garden, ideal for outdoor dining and enjoying summer evenings. To the front, there is a well-maintained garden, a driveway providing off-street parking, and an attached garage. Combining stylish interiors, generous living space, and a prime location close to excellent transport links and local amenities, this outstanding home is expected to generate significant interest. Early viewing is highly recommended.

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**3****1****2**

**Gorgeous Three Bedroom
Detached House**

**Gas Heating, Fibre to Premises
Broadband**

Downstairs WC and En Suite

**Freehold, Council Tax Band C
and EPC B**

Garage and Off Street Parking

**Mains Water, Sewage and
Electricity**

Close To New Train Station

Large Rear Garden

For any more information regarding the property please contact us today

ENTRANCE

UPVC entrance door and external spotlights to the front of the property.

HALLWAY

Stairs to first floor landing.

CLOAKS/WC

Low level WC, hand basin with tiled splash backs and single radiator.

LOUNGE 11'18 x 10'67 (3.38m x 3.20m) Maximum measurements include recess. Double glazed window to the front and single radiator.

KITCHEN/DINER 15'73 x 10'55 (4.75m x 3.18m)

Range of wall, floor and drawer units with coordinating work surfaces, sink unit and drainer with mixer tap. Built in electric oven, gas hob, integrated fridge/freezer and dishwasher. Double glazed window and patio doors to the rear, radiator, spotlights and TV point.

FIRST FLOOR LANDING

Double glazed window to the side, built in storage cupboard and loft access.

BATHROOM

Three piece suite comprising: Panelled bath, low level WC, hand basin and spotlights. Double glazed window to the rear and single radiator.

BEDROOM ONE 11'22 x 10'03 (3.40m x 3.05m)

Double glazed window to the front, fitted wardrobes and single radiator.

EN-SUITE

Double glazed window to the rear and single radiator. Low level WC, hand basin and walk in shower cubicle.

BEDROOM TWO 11'35 x 10'75 (3.43m x 3.22m)

Double glazed window to the front, fitted wardrobes and single radiator.

BEDROOM THREE 10'35 x 7'39 (3.12m x 2.21m)

Double glazed window to the rear and single radiator.

FRONT GARDEN

Laid mainly to lawn with block paved drive way and off street parking.

REAR GARDEN

South facing, low maintenance garden laid mainly to lawn with a small decking area.

GARAGE

Integrated single garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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.

BUILDING WORKS

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

Outstanding building works at the property: No

TENURE

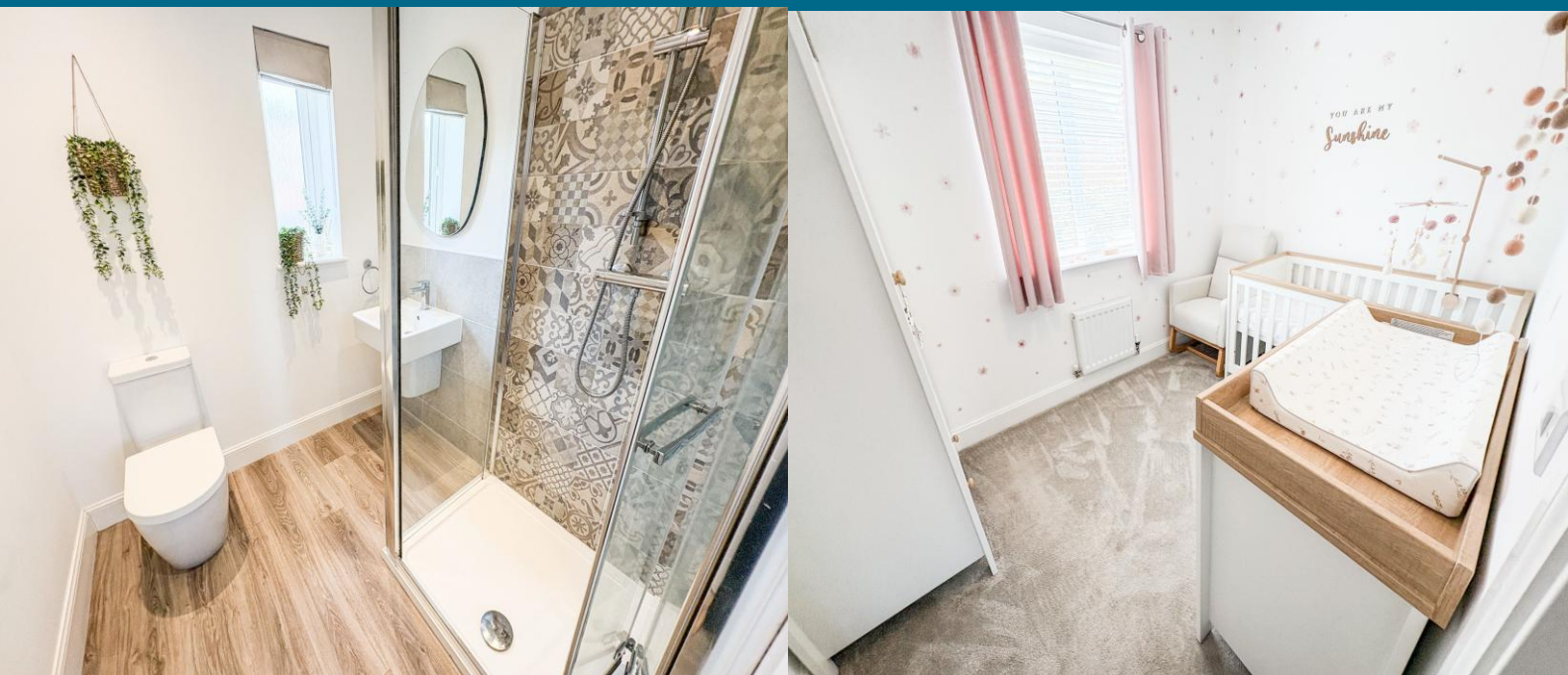
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.