

BRUNTON

RESIDENTIAL



HILLCREST, ASHINGTON, NE63

Asking Price £380,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



An impressive four bedroom detached family home, offering approximately 3,000 sq. ft. of versatile accommodation, with generous reception spaces, a bright and spacious modern kitchen, fantastic relaxation and home working spaces, two integral garages and an exceptional garden with a plot size of circa 1/3 of an acre.

The ground floor is centred around a spacious living room, which provides a wonderful space for everyday family life and entertaining. This is complemented by a generously proportioned modern kitchen, filled with natural light, as well as a cosy snug. A study and Home office provide excellent spaces for home working, while a utility room and WC add to the practicality of the home. Externally, two integral garages and a substantial rear garden with mature planting add further appeal to the property.

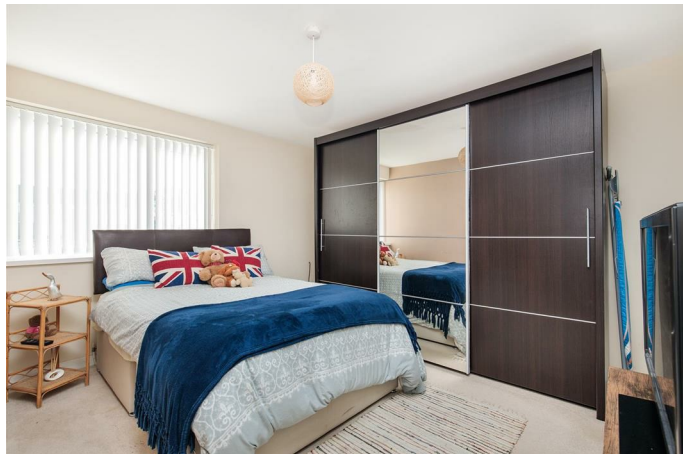
To the first floor, the property continues to impress with a substantial lounge, providing an additional reception space away from the main ground floor living areas. There are four bedrooms, including an exceptionally spacious principal bedroom with access to a private balcony, alongside two bathroom facilities that serve the bedrooms, and further storage.

Hillcrest is situated in Ashington, with a good range of local shops, schools, leisure facilities and everyday amenities close by. The property is also well placed for access to the Northumberland coastline and surrounding towns, while road links provide convenient connections towards Newcastle Upon Tyne and the wider North East. The nearby bus stops provide local connections, while Ashington railway station offers services along the Northumberland Line towards Newcastle.

This highly versatile four bedroom detached family home, provides an exceptional amount of living accommodation arranged over two floors, benefitting from an excellent balance of spacious reception rooms, flexible working accommodation, generous bedrooms and convenient location, making it particularly well suited to families.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: An entrance hallway accessed via the front door, with stairs leading to the first-floor accommodation. The the right of the hallway is the impressive living room which is generously proportioned and provides a wonderful central reception space, offering ample room for a variety of seating arrangements and furniture.

The beautifully presented kitchen is particularly spacious, extending to approximately 23ft in length and offering excellent space for cooking, dining and socialising. It benefits from wood effect flooring and work surfaces, white wall and base units, integrated appliance and plenty of natural light from French doors, two Velux skylights and an additional large window looking into the garden. Positioned towards the rear of the property, the kitchen enjoys access to the rear garden via the French doors, while its generous proportions make it a practical and welcoming space for family gatherings. A snug also provides an additional reception area, ideal for use as a cosy sitting room or informal family space.

Also located on the ground floor is a dedicated home office and a separate study, both offering excellent flexibility for those working from home or requiring additional accommodation for hobbies, children's activities or further reception space. A useful utility room provides additional space for laundry and household appliances, with access to a WC. The ground floor is completed by two integral garages, along with convenient storage areas.

To the first floor, the landing provides access to four bedrooms, a substantial additional lounge and the bathroom accommodation. The first-floor lounge is particularly impressive in size, providing a fantastic additional reception space, ideal for relaxing or entertaining away from the main ground-floor living areas.

The principal bedroom is exceptionally spacious, spanning the full length of the upstairs accommodation, and offers ample room for bedroom furniture and storage. A private balcony provides a further attractive feature, creating an opportunity to enjoy an elevated outlook and into the garden. Three additional bedrooms offer flexible accommodation for family members, guests or further storage. The first floor also benefits from two bathroom facilities that serve the bedrooms.

Externally, the property benefits from off-street parking for up to two vehicles, as well as an unusually generous garden benefiting from mature trees, a paved patio area, lawned and planting areas as well as a two useful garden buildings, one of which is an ideal relaxing area with bar, seating and decking.

Overall, this substantial detached home provides an excellent combination of generous living spaces, versatile accommodation and practical features, making it particularly well suited to families seeking a property with considerable flexibility.



BRUNTON

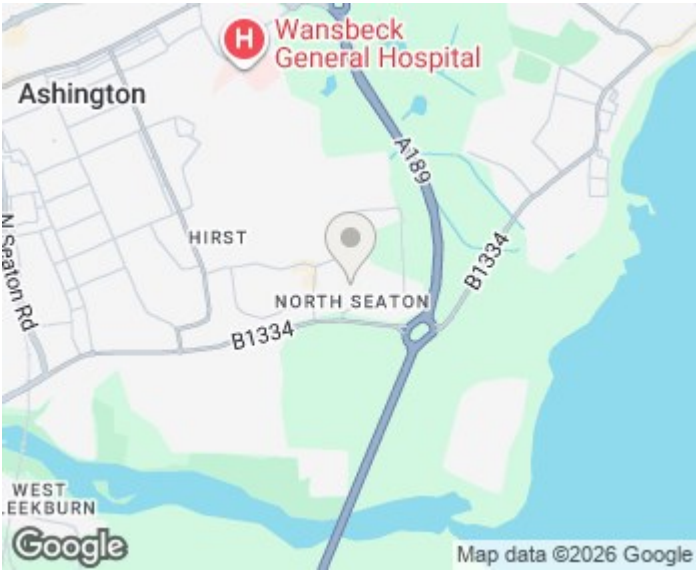
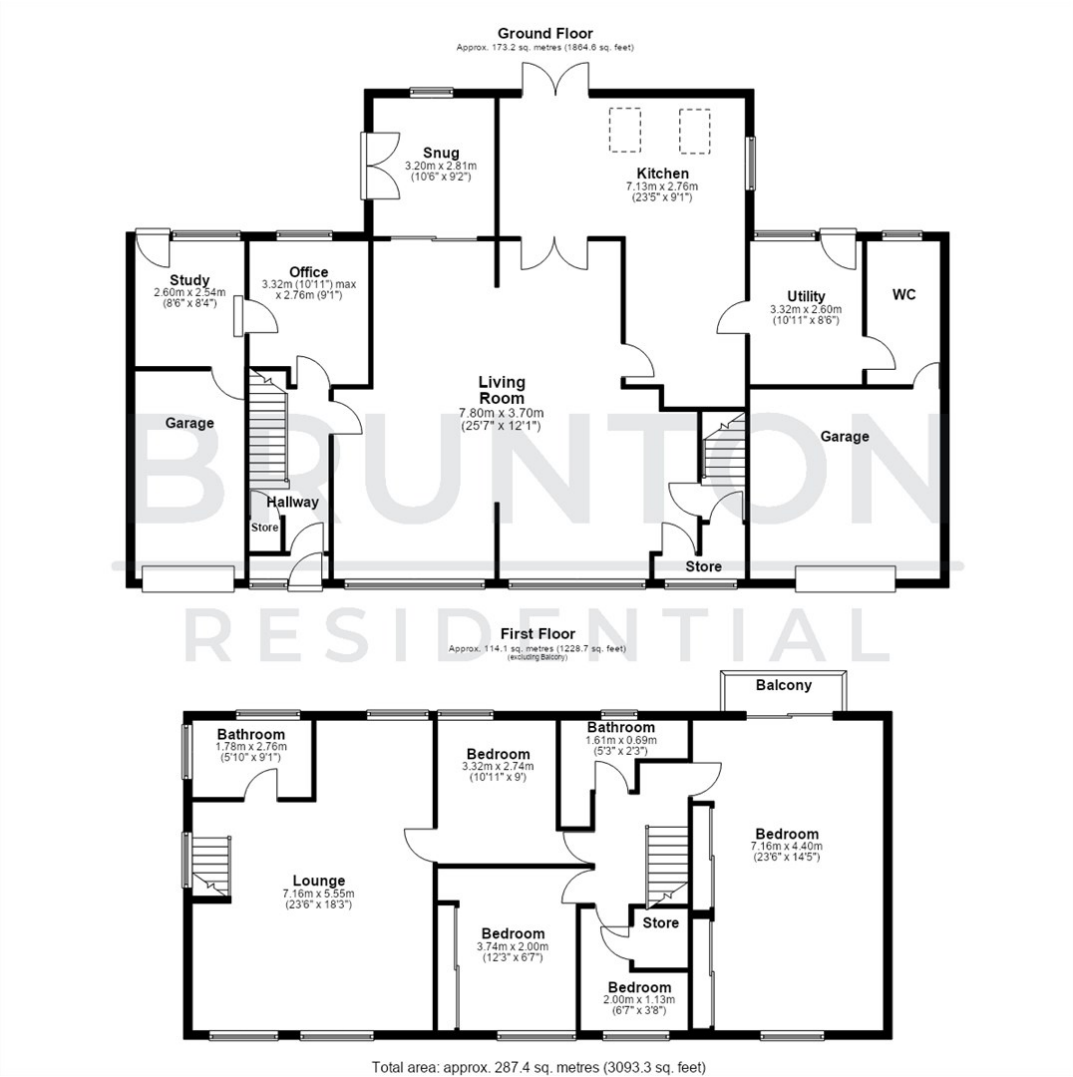
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(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	