



Epsom Way | Blyth | NE24 3RS

£250,000

For buyers seeking single-level living without compromise, this outstanding link-detached bungalow is a true gem, occupying a prime position on prestigious Epsom Way and benefitting from excellent transport links via the nearby new train station. Rarely available to the market, this beautifully presented home offers spacious and versatile accommodation throughout and is perfectly suited to those seeking a peaceful lifestyle within one of Blyth's most desirable residential locations. The property is accessed via an impressive and welcoming entrance hallway which leads through to a generously proportioned "L" shaped lounge and dining room. This superb living space is centred around an attractive feature fireplace with electric fire and provides ample room for both relaxation and entertaining. Double glazed French doors open into the spacious conservatory, which enjoys delightful views over the beautifully maintained rear garden and provides an additional reception area to enjoy all year round. The dining kitchen is fitted with a modern range of units, complemented by integrated appliances and ample worktop space, making it both stylish and practical for everyday living. There are two bedrooms, with the principal bedroom benefiting from fitted wardrobes and an attractive bay window. Completing the internal accommodation is a contemporary re-fitted shower room featuring a walk-in shower cubicle and modern fixtures and fittings. Externally, the property continues to impress. The enclosed rear garden has been lovingly maintained and boasts patio seating areas, a well-kept lawn and an abundance of mature, well-stocked flower and shrub borders, creating a wonderful outdoor space to relax and unwind. To the front, a substantial driveway provides off-street parking for multiple vehicles and leads to the attached garage, which benefits from an electric roller door. Side access further enhances the practicality of this exceptional home. Offered to the market with no onward chain, this is a rare opportunity to acquire a spacious bungalow in a highly sought-after location. Early viewing is strongly recommended.

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Link Detached Bungalow

Two Bedrooms

Fabulous Size, No Onward

Lounge/ Diner

Southerly Facing Garden

Parking for Three Cars

Attached Garage

Sought After Location

For any more information regarding the property please contact us today

ENTRANCE HALLWAY:

Impressive, spacious hallway, double radiator.

LOFT:

Pull down ladders, partially boarded, lighting and power.

LOUNGE/ DINING ROOM: 18'21 (5.55m) x 14'81 (4.51m), maximum measurements into L shape
Double glazed window to front, double radiator, fire surround with electric fire.

CONSERVATORY: 11'51 (3.50m) x 7'39 (2.25m)
Enjoying delightful views over the rear garden this lovely double glazed conservatory has French doors opening out to the rear garden, radiator

DINING KITCHEN: 20'11 (6.68m) x 10'07 (3.07m) narrowing to 7'08 (2.16m)
Double glazed window to rear, range of wall, floor and drawers unit with roll top work surfaces, electric oven and hob, space for fridge freezer, plumbed for washing machine,

SHOWER ROOM:

Contemporary re-fitted shower room with walk in shower cubicle, electric shower, pedestal washbasin, low level wc., mostly tiled walls with panelled shower area, chrome radiator, double glazed window

BEDROOM ONE: 12'0 (3.66m) x 11'10 (3.61m) plus depth of bay
double glazed Georgian Bar bay window, fitted wardrobes, radiator, coving to ceiling

BEDROOM TWO: 8'09 (2.46m) x 8'0 (2.44m)
Radiator, full length double glazed Georgian Bar window

FRONT GARDEN:

Driveway, block paved, x3 off street parking, gravelled area.

REAR GARDEN:

Fenced boundaries, laid mainly to lawn, patio area, access to garage, southerly facing.

Garage: 17'09 (5.21m) x 8'06 (2.46m) plus recess
Spacious garage with electric powered roller door, water tap, wall mounted central heating boiler, double glazed window, double glazed door to the rear garden, electric sockets, plumbed for automatic washing machine

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

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.

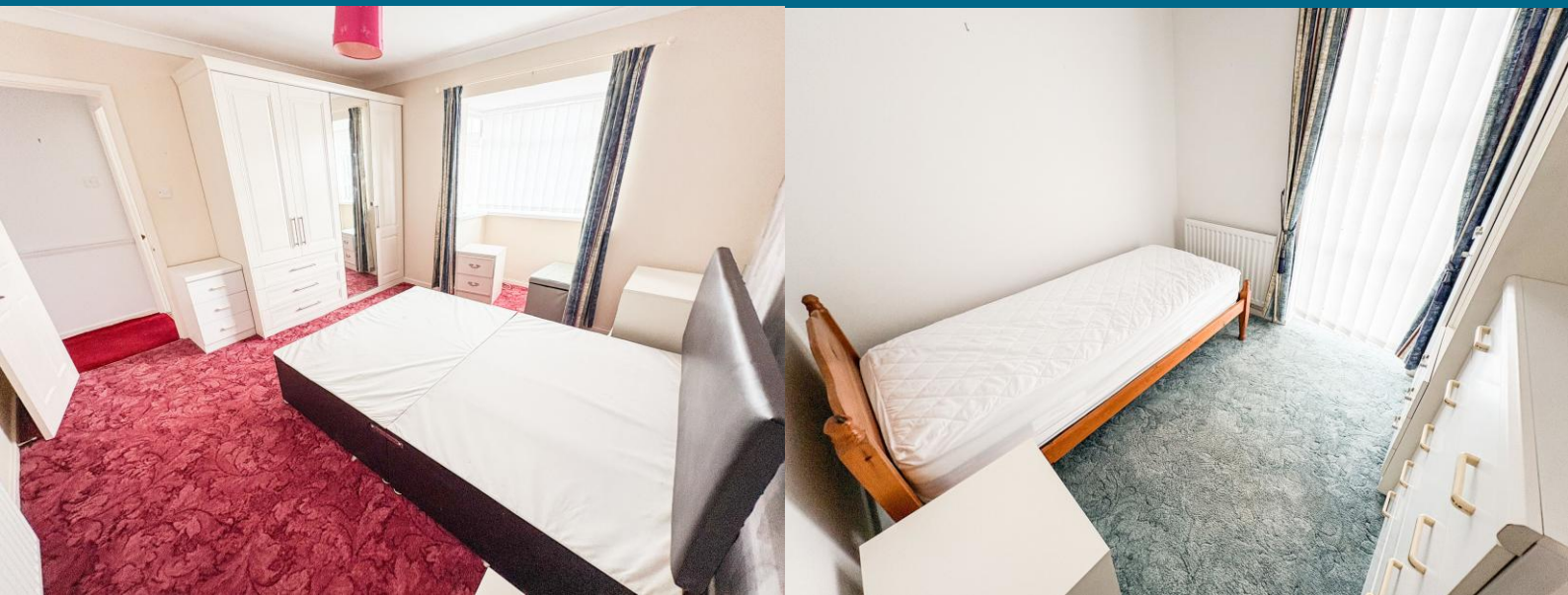
TENURE

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		