



Haven Court Blyth

- Beautifully Presented Family Semi Detached House
- Recently Re-Laid Double Width Drive, Gorgeous Garden
- Contemporary and Stylish Kitchen with Appliances
- Conservatory and Separate Dining Room
- Three Generous Bedrooms
- Modern Bathroom with Shower

£ 160,000



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Haven Court

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A BEAUTIFULLY PRESENTED AND SUBSTANTIALLY IMPROVED FAMILY SEMI DETACHED HOME ON THIS SOUGHT AFTER, MODERN DEVELOPMENT. CONVENIENT FOR SCHOOLS, LOCAL SHOPS AND BUS ROUTES, QUIETLY POSITIONED WITH A SPACIOUS BLOCK PAVED, DOUBLE WIDTH DRIVEWAY AND PRIVATE, ENCLOSED GARDEN TO THE REAR BENEFITING FROM BLOCK PAVING, DECKED PATIO AND ARTIFICIAL LAWN. ENTRANCE HALLWAY, CONTEMPORARY AND STYLISH KITCHEN WITH INTEGRATED APPLIANCES, REAR LOUNGE OPENING INTO THE CONSERVATORY AND SHOWCASING A GORGEOUS FEATURE FIREPLACE WITH ELECTRIC STOVE FIRE, DELIGHTFUL CONSERVATORY WITH FRENCH DOORS OPENING OUT TO THE GARDEN. SEPARATE DINING AREA, (CONVERTED FROM GARAGE), WITH LARGE, DOUBLE GLAZED PICTURE WINDOW AND ACCESS OUT TO THE REAR GARDEN. THERE ARE THREE BEDROOMS TO THE FIRST FLOOR AND A GORGEOUS MODERN BATHROOM WITH SHOWER.

AGENTS NOTE: WE UNDERSTAND THAT THE GARAGE CONVERSION DOES NOT HAVE FORMAL BUILDING REGULATIONS, FURTHER ADVICE SHOULD BE TAKEN FROM YOUR LEGAL REPRESENTATIVE IF REQUIRED

Double Glazed Entrance Door with Leaded Light Insert to:

ENTRANCE HALLWAY:

Under-stair cupboard, wood effect laminate flooring, radiator and radiator cover, spindle staircase to the first floor, door to:

KITCHEN: (front): 10'10 x 8'1, (3.30m x 2.46m)

A stylish and contemporary kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, stainless steel cooker hood, plumbed for automatic washing machine and dishwasher, single drainer sink unit with mixer taps, radiator, tiled splashbacks and tiled floor, double glazed Georgian Bar window

LOUNGE: (rear): 15'2 x 14'6, (4.62m x 4.42m)

Beautifully presented rear lounge opening via double glazed patio doors into the conservatory, attractive feature fireplace with electric stove fire, wood effect flooring, cornice to ceiling, under-stair cupboard, radiator, door into dining room, (previously garage)

CONSERVATORY: 9'2 x 8'1, (2.79m x 2.46m)

Wood effect laminate flooring, double glazed French doors out to the rear garden

DINING ROOM: (previously garage): 17'0 x 7'9, (5.18m x 2.36m)

A versatile, light and airy space, currently utilised by the family as a dining/sitting area, large double glazed picture window to the front and double glazed door out to the rear garden

FIRST FLOOR LANDING AREA:

Loft access, which we have been advised is part boarded for storage, door to:

BEDROOM ONE: (front): 11'4 x 8'4, (3.45m x 2.54m)

Radiator, double glazed window

BEDROOM TWO: (rear): 12'0 x 7'9, (3.66m x 2.36m)

Radiator, double glazed window

BEDROOM THREE: (rear): 9'1 x 6'6, (2.77m x 1.98m)

Radiator, double glazed window

FAMILY BATHROOM:

A stylish, modern family bathroom, with white suite, comprising of, bath with mixer taps, electric, combination high gloss vanity sink unit with mixer taps and low level w.c. with recessed flush, fully tiled walls, tiled floor, chrome radiator, fitted mirror with lighting

EXTERNALLY:

A much improved private space, with block paved patio, decked patio area and artificial lawn, block paved side path with gated access to rear garden, front double block paved driveway

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:B

EPC Rating:C

BL00010826/AI/MW/201123/V.1



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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.

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