



## Paddock Rise, Ashington

### £475,000

For sale is this immaculate, detached property, a testament to modern living with a blend of refinement and comfort. This home boasts a total of four generously sized bedrooms, three well-appointed bathrooms, a single classically-styled reception room, and a cutting-edge kitchen.

The master bedroom, a haven of luxury and space, comes complete with a walk-in closet and a private en-suite, offering a private sanctuary within the home. The second bedroom also offers an en-suite and is characterized by its spaciousness and ample natural light. Both the third and fourth bedrooms are double rooms, offering plenty of space and comfort.

The property houses a total of three bathrooms, the primary one being a large space featuring a free-standing bath and a heated towel rail.

The heart of the home lies in its open-plan kitchen, complete with a kitchen island, modern appliances, and exquisite marble countertops. This kitchen also doubles as a dining space, bathed in natural light, perfect for hosting dinner parties and family gatherings.

The reception room is in an open-plan layout, offering a great space for relaxation and entertainment. The property is also enhanced by chrome electric sockets and spotlights throughout, providing a modern touch, and underfloor heating, adding an extra level of comfort.

To the rear there is spacious, lawned garden with a patio area- perfect for summer BBQ's. Here you will find a large, contemporary entertainment suite consisting of a bar area, WC and seating area.

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# Paddock Rise

## Ashington

### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

Composite glazed front door, tiled flooring.

#### CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), double glazed window, part tiling to walls.

#### LOUNGE 27'1 (8.26) into bay x 13'3 (4.04)

Double glazed window to front, double glazed patio doors to rear, double glazed french doors to front, under floor heating, television point, spotlights, 2 set of double doors to kitchen-dining area and hallway.

#### KITCHEN/DINING AREA

Double glazed window to rear, stainless steel sink unit and drainer with mixer tap, sliding double glazed doors (length of kitchen), range of wall, floor and drawer units with granite roll edge work surfaces, central island, built in electric fan assisted double oven, built in coffee machine, electric hob built in island with extractor fan above, tiling to floor, spotlights, double glazed door to rear.

#### UTILITY ROOM (FIRST FLOOR) 6'3 (1.91) x 6'1 (1.85)

Double glazed window to rear, fitted wall and base units/work surfaces, plumbed for washing machine, laminate flooring.

#### FIRST FLOOR LANDING

Double glazed window to front, laminate flooring.

#### MASTER BEDROOM 14'4 (4.37) x 11'11 (3.63)

Double glazed window to front, double radiator, television point, telephone point, walk in wardrobe, spotlights.

#### EN SUITE

Double glazed window to front, low level WC, fitted wash hand basin, extractor fan, roll top bath with shower over, part tiling to walls, heated towel rail, tiling to floor.

#### BEDROOM TWO 11'3 (3.43) x 12'0 (3.66)

Double glazed window to front, double radiator.

#### EN SUITE TO BEDROOM TWO

Shower-mains, wash hand basin set in vanity unit, low level WC, heated towel rail, part tiling to walls, tiling to floor.

#### BEDROOM THREE 13'1 (3.99) x 10'2 (3.10)

Double glazed window to rear, double radiator, spotlights, loft access.

#### BEDROOM FOUR 11'4 (3.45) x 10'2 (3.10)

Double glazed window to rear, double radiator.



**BATHROOM/WC**

3 piece white suite comprising: roll top bath with mains shower over, wash hand basin (set in vanity unit), low level WC set in vanity unit, spotlights, double glazed window to rear, heated towel rail, extractor fan, tiled flooring, part tiling to walls.

**FRONT GARDEN**

Large courtyard, block paved.

**REAR GARDEN**

Laid mainly to lawn, patio area, bushes and shrubs, summer house (entertainment suite)

**GARAGE 21'2 (6.45) x 19'0 (5.79)**

Double, integrated, electric roller door, power and lighting

**ENTERTAINMENT SUITE 11'2 (3.40) x 20'4 (6.20)**

Separate gas heating system, laminate flooring, large bar/kitchen area with granite worktop, television point.

**WC (IN ENTERTAINMENT SUITE)**

Low level WC, wash hand basin, tiled walls, laminate flooring.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Garage, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: D**

**EPC RATING: D**

AS00009809.GD.LD.29.04.2024.V.1





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