

# Wolmer Road Blyth

Welcome to your dream coastal retreat! Nestled just a stone's throw away from the sun-kissed Beach, this exceptional fourbedroom detached individually designed house is a masterpiece of design and comfort. As you step through the front door, you are welcomed by a grand hallway that sets the tone for the elegance and luxury that awaits within. The heart of the home is the spacious lounge/dining room, where the warmth of a log/multi fuel burner creates a cosy ambiance for family gatherings and entertaining guests. Large windows flood the space with natural light. The contemporary kitchen is a culinary haven, featuring modern appliances and sleek finishes that make cooking a pleasure. The ground floor boasts two bedrooms, the main bedroom having a fantastic dressing area that adds a touch of luxury to your daily routine. The main bathroom is a spa-like sanctuary, complete with a freestanding bath, and a shower cubicle. Ascend the staircase to discover a second lounge area, providing a retreat for relaxation or entertainment, which could be used as a study or playroom. Two additional double bedrooms await on this floor, each offering a tranquil escape. The En-suite bathroom is a haven of indulgence, featuring a freestanding bath that invites you to unwind in style. Outdoor living is embraced with a large southfacing garden, where you can bask in the sunshine and enjoy the salty breeze from the nearby beach. The expansive drive accommodates multiple cars, ensuring convenience for you and your guests. The garage, equipped with an electric door, provides secure parking and additional storage space. This unique individually designed property seamlessly blends modern design with coastal charm, offering a rare opportunity to own a bespoke home in a coveted location. Don't miss the chance to make this coastal haven yours and create memories that will last a lifetime. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£315,000







## Wolmer Road **Blyth**

#### PROPERTY DESCRIPTION **ENTRANCE**

**UPVC** entrance door

#### **ENTRANCE HALLWAY**

Stairs to first floor landing, single radiator

#### CLOAKS/WC

Low level WC, hand basin, double glazes window to front, single radiator

#### LOUNGE 23'25 (7.06) X 12'24 (3.71) maximum measurements into recess and window

Double glazed window to front, log/multi fuel burner

#### DINING ROOM 11'87 (3.56) X 9'46 (2.84)

Double glazed window to rear, single radiator

#### KITCHEN 11'82 (3.56) X 9'07 (2.74)

Double glazed window to front, range of wall, floor and drawer units with co-ordinating edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge and dish washer

#### BEDROOM ONE 11'38 (3.43) X 9'43 (2.84)

Double glazed window to rear, single radiator DRESSING ROOM 7'48 (2.24) X 6'64 (1.98)

Fitted wardrobes and drawers

#### BEDROOM FOUR 9'62 (2.90) X 8'75 (2.62)

Double glazed window to front, single radiator

#### BATHROOM/WC

4 piece white suite compromising: Free standing bath, hand basin, shower cubicle, low level WC, spot lights, double glazed window to front, heated towel rail, tiling to walls, laminate flooring, extractor fan

## SECOND LOUNGE/OFFICE 12'39 (3.75) X 10'95 (3.28)

Double glazed window and full width patio door, dual aspect,

### BEDROOM TWO 15'29 (4.62) X 9'69 (2.90)

Velux window, single radiator

#### **EN-SUITE**

Velux window, free standing bath, hand basin, radiator

#### BEDROOM THREE 15'17 (4.59) X 9'29 (2.79)

Double glazed window to front and a velux window to rear, dual aspect, single radiator

#### **FRONT GARDEN**

Blocked paved, driveway for multiple cars, electric vehicle charger

#### **REAR GARDEN**

Laid mainly to lawn, patio area, decking, summer house, garden shed, south facing

#### **GARAGE**

Single, electric door, plumbed for washing machine

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage & driveway

#### **MINING**

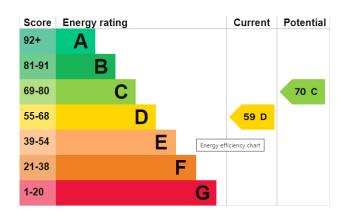
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **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

BL00010746.AJ.DS.18/03/2024.V.4















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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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