



Wolmer Road Blyth

Welcome to your dream coastal retreat! Nestled just a stone's throw away from the sun-kissed Beach, this exceptional four-bedroom 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 south-facing 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

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Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

CLOAKS/WC

Low level WC, hand basin, double glazed 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 comprising: 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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