



## Orchid Place

### Blyth

Welcome to a beautifully designed home that offers comfort, style, and plenty of space to enjoy. As you walk in, you're greeted by high ceilings and large windows that let in lots of natural light, making every room feel open and inviting. The kitchen is both functional and stylish, with quality appliances, plenty of storage, and a large island that's great for everyday meals or entertaining friends and family. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing. The open layout flows easily into the living and dining areas, and sliding doors lead out to a private backyard where you'll find a peaceful spot to relax, dine outdoors, or enjoy the pool on warm days. The primary bedroom is a cozy retreat, complete with a spacious en suite and walk-in closet. Additional bedrooms are well-sized and ideal for guests, kids, or a home office. Modern updates, smart home features, and energy-efficient touches add extra convenience and value. It's a home that's easy to live in and easy to love—perfect for anyone looking to enjoy a great lifestyle in a welcoming space.

# £235,000

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK  
MATTHEWS  
SAYER

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# Orchid Place

## NE24 4TT

### ENTRANCE HALLWAY

Turned, central staircase to the first floor, radiator, gorgeous Oxford Castano flooring, door to:

### DOWNSTAIRS CLOAKS W/C.

Feature hand washbasin, low level w.c. with push button cistern, spotlights to ceiling, half height feature tiling, mirrored wall, chrome radiator, Oxford Castano flooring



### LOUNGE (Front) 11'2 x 10'8 (3.40m x 3.25m)

Double glazed window to front, radiator, electric fire.

### DINING KITCHEN 15'11 x 9'8 (4.85m x 2.95m)

Fabulous, upgraded high gloss cappuccino base, wall and drawer units with soft close drawers and co-ordinated worktops, integrated eye level electric oven, gas hob, cooker hood, integrated fridge and freezer, plumbed for dishwasher, feature sink unit with contemporary mixer taps, double glazed French doors to the rear garden, under-stair cupboard, coloured splashbacks



### FIRST FLOOR LANDING

Storage cupboard with hanging space and shelving, loft access

### BEDROOM ONE (Front) 11'11 x 11'11 (3.63m x 3.63m)

Stylish, well presented master bedroom with attractive mirrored robes, double glazed window, radiator, door to:

### EN SUITE SHOWER ROOM

Large shower cubicle, chrome shower with additional forest waterfall unit with walnut effect storage under, low level w.c. with push button cistern, half tiled walls, double glazed window, spotlights to ceiling, chrome radiator, tiled floor



### BEDROOM TWO (Front) 11'4 x 10'9 (3.45m x 3.28m)

Double glazed window, stylish mirrored robes, radiator/

### BEDROOM THREE 10'3 x 7'1 (3.12m x 2.16m)

Double glazed window, radiator.



## BATHROOM

Beautiful upgraded bathroom comprising of bath, chrome shower with recessed controls, floating sink unit with mixer taps, low level w.c. with push button cistern, mostly tiled floors, double glazed window, spotlights to ceiling, radiator

## EXTERNALLY

A fabulous rear garden with Westerly aspect. Paved patio, astro turf to front and rear. Fenced borders, side access to front and rear entrance into garage, bin storage to side, driveway and attached garage to the front. External sensor lights and outside tap

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

## 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

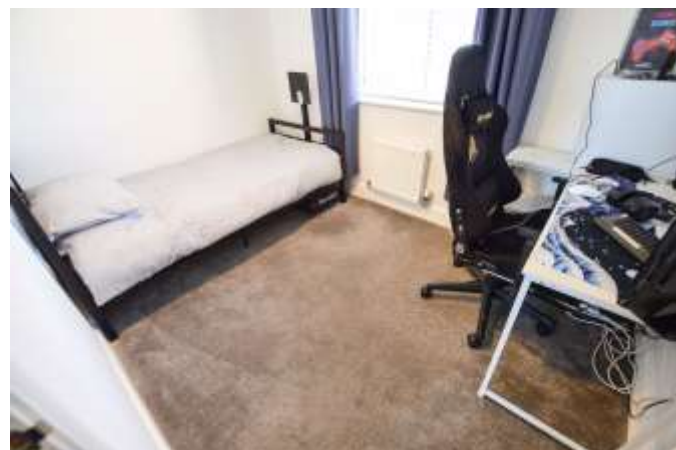
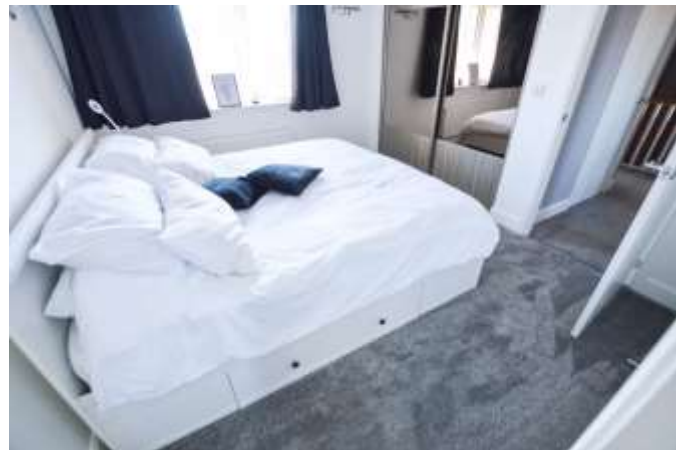
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Estate Fee - £100 Per Annum as advised by vendors

**COUNCIL TAX BAND: C**

**EPC RATING: B**

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**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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