



## Ravens Hill Drive Ashington

Very well presented four bedroomed detached family home in the popular Wellhead Dene area in the west of Ashington. The property briefly comprises of an entrance hallway, cloakroom, lovely living room with large bay window, a large light kitchen dining room, which opens out to the conservatory, on the ground floor. To the first floor you will find four good sized bedrooms, the master with fitted wardrobes and en-suite and a modern family bathroom. Externally there is a small front garden with driveway to an integral garage while to the rear there is an enclosed south facing garden with lawn and patio.

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## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Stairs to first floor landing, tiled flooring.

### CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), tiling to floor, towel rail, tiling to walls.

### LOUNGE 10'7 (3.22) x 18'6 (5.64)

Double glazed bay window to front, single radiator, fire surround with electric inset and hearth, television point, coving to ceiling, double doors to kitchen diner.

### KITCHEN/DINER 9'4 (2.84) x 16'1 (4.90)

2 double glazed windows to rear, 2 double radiators, range of wall, floor and drawer units with co ordinating roll 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 dishwasher, tiling to floor, double glazed patio doors to conservatory.

### CONSERVATORY 10'2 (3.10) x 10'3 (3.12)

Dwarf wall, double glazed windows, tiled flooring.

### BEDROOM ONE 10'11 (3.33) x 12'11 (3.94) to back of wardrobes

Double glazed bay window to front, double radiator, fitted wardrobes.

### EN SUITE

Double glazed window to front, low level WC, wash hand basin (set in vanity unit, mains shower cubicle, part tiling to walls, heated towel rail, spotlights, tiling to floor.

### BEDROOM TWO 10'9 (3.28) x 10'9 (3.28)

Double glazed window to rear, single radiator, laminate flooring.

### BEDROOM THREE 8'1 (2.46) x 12'1 (3.68)

Double glazed window to front, single radiator.

### BEDROOM FOUR 9'10 (2.99) x 7'5 (2.26)

Double glazed window to rear, single radiator, laminate flooring.



**BATHROOM/WC**

3 piece suite comprising mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, heated towel rail, tiling to walls, laminate flooring, airing cupboard.

**FRONT GARDEN**

Laid mainly to lawn, flower borders, walled surrounds, driveway leading to garage.

**REAR GARDEN**

South facing garden, laid mainly to lawn, patio area, bushes and shrubs, gravelled area.

**SINGLE GARAGE**

Integral garage, up and over door, power and lighting.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway.

**TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 10<sup>th</sup> July 1991

Ground Rent: £35 per annum

Service Charge: £35 per annum

**COUNCIL TAX BAND: D**

**EPC RATING: D**

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







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