



## Ponteland square

### Blyth

Welcome to this truly beautiful double-fronted detached family home, nestled on a sought-after street within the contemporary Crofton Grange development. Designed for both comfort and style, this home enjoys a prime South-Easterly rear garden—perfect for basking in long summer mornings and lazy afternoons. The curb appeal is instant, with a private front driveway and garage offering both convenience and charm. Step inside to an impressive entrance hallway that sets the tone for the rest of the home. At the front, a versatile sitting room invites you to shape it as a playroom, study, or peaceful snug. The main lounge is warm and inviting, while the rear of the home opens into a breath taking dining space. With sleek bi-fold doors leading straight into the garden, and a seamless flow into the modern fitted kitchen complete with integrated appliances, this space is made for entertaining. A separate utility room and downstairs cloakroom add to the home's practical appeal. Upstairs, the spacious landing leads to four generous bedrooms, two of which benefit from fitted wardrobes. The principal bedroom includes a stylish En-suite shower room, while the family bathroom—complete with a shower—offers a luxurious retreat for everyone. Full of heart, light, and thoughtful touches, this is a home that instantly makes you feel welcome. Ideally located for excellent schools, everyday shopping at Asda, and quick access to major transport routes, it truly offers the best of modern family living. 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.

# £250,000

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# Ponteland Square Blyth

## ENTRANCE

Double glazed entrance door

## ENTRANCE HALLWAY

Impressive and spacious hallway with central feature turned staircase to the first floor, radiator, small under-stair cupboard, wood effect flooring

## FRONT SITTING ROOM/PLAYROOM/STUDY 7'6 (2.29) x 7'1 (2.16)

Feature panelled wall, radiator, double glazed oriel window to front



## LOUNGE 13'7 (4.15) x 10'11 (3.33)

Beautiful front lounge with wood effect laminate, rustic feature plinth, stove, log effect fire, (negotiable), radiator, double glazed window to front

## DINING ROOM 10'10 (3.30) x 9'7 (2.92)

Feature double doors from hallway into this gorgeous room with double glazed bi-fold doors to the rear garden, tiled floor, radiator

## KITCHEN 12'7 (3.84) x 10'6 (3.20)

Fabulous, cream, panelled kitchen incorporating an ample range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, microwave, gas hob, stainless steel cooker hood, one and half bowl sink unit with mixer taps, integrated fridge/freezer and dishwasher, double glazed window to rear, radiator

## UTILITY ROOM: 5'10 (1.79) x 5'5 (1.65)

Cream, panelled base units, worktop, single drainer sink unit with mixer taps, central heating boiler, tiled floor, radiator, plumbed for automatic washing machine, double glazed door to rear garden



## DOWNSTAIRS CLOAKS/WC

Hand washbasin, low level WC, radiator, tiled splash backs, tiled floor, extractor

## FIRST FLOOR LANDING

Lovely size landing with double glazed window, loft access, radiator, storage cupboard containing hot water tank, (ground and first floor accommodation benefit from separate thermostatic controls)

## BEDROOM ONE 13'6 (4.12) x 11'1 (3.38)

Radiator, double glazed window to front, feature panelled wall, contemporary sliding mirrored robes

## EN-SUITE

Gorgeous En-suite shower room with shower cubicle, chrome shower, pedestal washbasin, low level WC with push button cistern, wood effect flooring, tiled shower area and splash backs, chrome radiator, double glazed window



## BEDROOM TWO 9'2 (2.79) x 9'1 (2.77) excluding depth of attractive sliding mirrored robes

Radiator, double glazed window to rear

## BEDROOM THREE 12'1 (3.68) x 7'5 (2.26) maximum measurements

Radiator, double glazed window to front



**BEDROOM FOUR 9'11 (3.02) x 9'0 (2.74) into door recess**  
Radiator, double glazed window to rear

**BATHROOM/WC**  
Splendid modern family bathroom comprising of, bath with hot and cold mixer taps, chrome shower, pedestal washbasin with mixer taps, low level WC with push button cistern, chrome radiator, double glazed window, wood effect flooring

**REAR GARDEN**  
An outstanding sized rear plot, substantially improved by the current owners and boasting a delightful South-Easterly aspect, patio, lawn, borders, fencing, gated access to side driveway and garage

**GARAGE**  
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 and driveway  
EV charging point  
Estate service charge: £80 per annum

**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

**COUNCIL TAX BAND: D**  
**EPC RATING: TBC**

BL00011559.AJ.DS.2504/2025.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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