



Hampstead Close | Blyth | NE24 3XE

**Offers over £290,000**

ROOK  
MATTHEWS  
SAYER



4



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**Detached House**

**Four Bedrooms**

**Sought After South Beach Estate**

**Conservatory**

**Cloaks/WC**

**En-Suite**

**Garage**

**West Facing Rear Garden**

**For any more information regarding the property please contact us today**

Excellent Connectivity and School Access This outstanding property offers a rare opportunity to acquire a family home of genuine quality, space, and style in an area renowned for its community feel, educational standards, and excellent connectivity. Tucked away in one of the area's most sought-after residential neighborhoods, this exceptional detached family home offers the perfect balance of modern comfort and convenience. Ideally positioned just moments from everyday amenities, this property also benefits from its proximity to the recently launched Northumberland Train Line, making commuting effortless. Additionally, it falls within the catchment for the highly regarded Bede Academy, making it an ideal choice for families seeking quality education. Step inside to discover an interior that has been thoughtfully designed to accommodate modern family living. The welcoming entrance lobby opens into a spacious and stylish reception hallway, setting the tone for the well-appointed spaces that follow. A convenient ground floor cloakroom with WC provides added practicality for guests and residents alike. The heart of the home is undoubtedly the expansive 25ft dual-aspect lounge and dining area. Bathed in natural light, this elegant space features patio doors that seamlessly connect to a generous conservatory – a perfect spot for morning coffee or evening relaxation overlooking the garden. The sleek and contemporary breakfasting kitchen is a standout feature, boasting a comprehensive array of white high-gloss cabinetry complemented by contrasting worktops and matching splash backs. A full suite of integrated appliances includes an induction hob, double electric oven, extractor hood, fridge, and dishwasher. The breakfast bar offers a relaxed dining option, while a side door leads directly to the rear garden and provides access to the integral garage. Upstairs, the property offers four generously proportioned bedrooms. The master suite has been tastefully updated with a stylish refitted En-suite shower room and fitted wardrobes, while the remaining bedrooms offer ample space for family, guests, or home office use. A modern family bathroom completes the upper floor, featuring a classic white suite with a panelled bath, wash hand basin, and low-level WC. The exterior of the home is equally impressive. To the front, a manicured lawn sits beside a double-width block-paved driveway, providing off-street parking for two cars and access to a garage equipped with electric door, lighting, power, plumbing for a washing machine, and useful loft storage. Eco-conscious buyers will appreciate the wall-mounted Anderson EV AC charger. To the rear, the west-facing garden offers a private and sun-soaked retreat. Fully enclosed by fencing for added privacy and security, it features a neatly maintained lawn, paved patio area ideal for alfresco dining, and convenient hot and cold outdoor taps – perfect for gardening or washing pets and vehicles. Early viewing is strongly recommended to fully appreciate everything this remarkable home has to offer. 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.

**T: 01670 352900**

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#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

#### CLOAKS/WC

Double glazed window, vanity hand basin, single radiator

LOUNGE/DINER 25'00 (7.62) x 10'14 (3.07) maximum measurements into bay

Double glazed to front, three radiators, double doors leading to conservatory

KITCHEN/DINER 14'32 (4.34) x 10'24 (3.10) maximum measurements into recess

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted double oven, induction hob with extractor fan above, integrated fridge & dishwasher, spot lights, double glazed doors to rear garden

CONSERVATORY 10'06 (3.05) x 9'71 (2.92)

Double glazed windows and French doors to rear garden

#### FIRST FLOOR LANDING

Built in storage cupboard

BEDROOM ONE 12'45 (3.76) x 11'46 (3.45)

Double glazed window to front, single radiator built in wardrobes EN-SUITE

Double glazed window to front, low level WC, wash hand basin set in vanity unit, single radiator, cladding to walls, shower cubicle, heated towel rail, spot lights, tiling to floor

BEDROOM TWO 10'59 (3.18) x 8'68 (2.59) minimum measurements excluding recess

Double glazed window to rear, single radiator, fitted wardrobes, loft hatch: partially boarded

BEDROOM THREE 9'06 (2.74) x 8'72 (2.62)

Double glazed window to front, single radiator, built in cupboard

BEDROOM FOUR 8'94 (2.67) x 6'53 (1.96)

Double glazed window to rear, single radiator, fitted wardrobes

#### BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, tiling to walls, tiled flooring

#### FRONT GARDEN

Laid mainly to lawn, block paved, driveway, EV charging point

#### REAR GARDEN

Laid mainly to lawn, patio area, bushes & shrubs, outside lighting, west facing garden, external twin power socket, external hot & cold water tap

#### GARAGE

Single, electric door, power & lighting, boarding for storage

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/EV charging point

#### 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: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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