



Heather Lea | Blyth | NE24 4DE

**£260,000**

Positioned in the highly desirable and semi-rural enclave of Heather Lea, this immaculately refurbished four-bedroom residence offers the perfect blend of contemporary luxury and village charm—just moments from the newly opened train station, providing excellent commuter links. Finished to an exceptional standard throughout, the property welcomes you with an elegant entrance hall leading to a spacious lounge and a versatile open-plan dining kitchen, complete with sleek built-in appliances. A separate utility room and a stylish ground-floor cloakroom/WC add practicality to everyday living. Upstairs, the first floor boasts four generously sized bedrooms. The stunning master suite enjoys the privacy of a beautifully appointed En-suite, while bedrooms two and three benefit from high-quality fitted robes. A luxurious family bathroom completes the upper level. Externally, the property enjoys curb appeal with a neat front garden, a private driveway offering off-street parking for two vehicles, and an attached garage. The rear of the home reveals a superb enclosed south-facing garden—ideal for entertaining or relaxing in the sun. Rarely does a home of this quality come to market in Heather Lea. With its premium finish, thoughtfully designed spaces, and enviable location, this is a truly outstanding opportunity for discerning buyers. 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.

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**Detached House**

**Four Bedrooms**

**En-Suite**

**South Facing Rear Garden**

**Downstairs WC**

**Utility Room**

**Garage**

**Double Off Street Parking**

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

**ENTRANCE HALL**

Double glazed entrance door, staircase to first floor, radiator

**LOUNGE 15' 7" (4.75m) Plus Bay x 10' 11" (3.33m)**

Double glazed bay window to front, electric fire, television points, coving to ceiling, radiator

**DINING KITCHEN 18' 4" (5.59m) x 11' 11" (3.63m) Narrowing to 8' 8" (2.64m)**

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, built in electric oven and hob, extractor hood. Breakfast bar, walk in cupboard, spotlights to ceiling, radiator, integrated fridge and freezer and dish washer, patio doors to rear garden, double glazed window to rear

**UTILITY 5' 3" (1.6m) x 8' 8" (2.64m)**

Wall unit, work surfaces, single drainer sink, wall mounted central heating boiler, radiator, double glazed door to side

**DOWNSTAIRS CLOAKS/WC**

Low level WC, pedestal wash hand basin, radiator, double glazed frosted window to rear, part tiling to walls

**FIRST FLOOR LANDING**

**BEDROOM ONE 14' 2" (4.32m) Narrowing to 10' 11" (3.33m) x 12' 2" (3.71m) Narrowing to 9' 8" (2.95m)**

Double glazed window to front, fitted wardrobes, radiator

**EN-SUITE**

White suite comprising pedestal wash hand basin, step in shower cubicle with shower, low level WC, part tiled walls, radiator, double glazed frosted window to side

**BEDROOM TWO 9' 4" (2.84m) x 11' 03" (3.43m)**

Double glazed window to front, radiator, fitted wardrobes

**BEDROOM THREE 7' 07" (2.31m) x 9' 04" (2.84m)**

Double glazed window to rear, radiator, fitted wardrobes

**BEDROOM FOUR 9' 05" (2.87m) x 8' 11" (2.72m)**

Double glazed window to rear, radiator

**BATHROOM/WC**

White three piece suite comprising panelled bath shower over, glass shower screen, wash hand basin set in vanity unit, low level WC, part tiled walls, radiator, extractor fan. Double glazed frosted window to rear

**FRONT GARDEN**

Laid mainly to lawn with driveway providing off street parking, garage

**REAR GARDEN**

Laid mainly to lawn, patio, cold water tap, south facing

**GARAGE**

Attached integral garage with up and over door, light and power points

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Virgin media

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

Accessibility: Level access

Solar panels: Owned outright

#### 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.

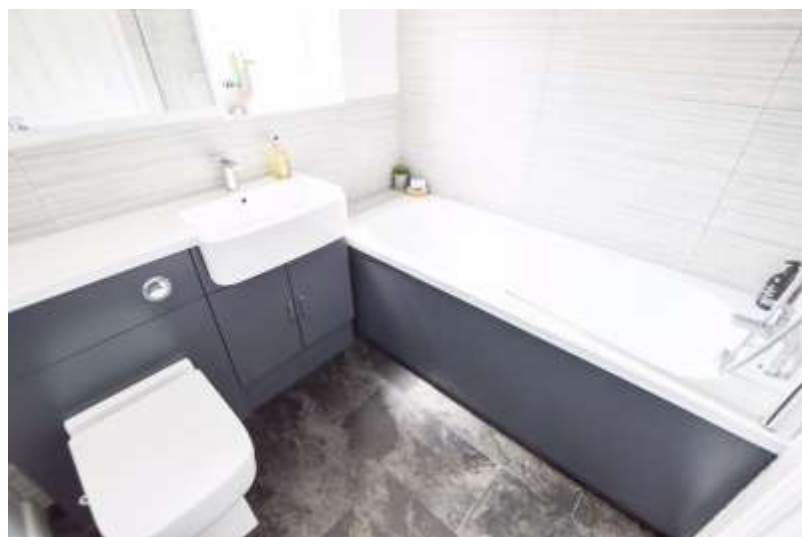
#### TENURE

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		
69-80	C	73 C	76 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.



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