



Aspen Way | Blyth | NE24 3XP

£320,000

ROOK
MATTHEWS
SAYER



4



2



2

Extended Detached House

Four Bedrooms

Kitchen Diner With Centre Island

Downstairs WC & Utility Room

En-Suite

Downstairs WC & Utility Room

Conservatory

Sought After South Beach

For any more information regarding the property please contact us today

Prepare to be impressed by this truly exceptional and meticulously extended four-bedroom detached residence, perfectly positioned in the prestigious and ever-desirable South Beach location. A home of undeniable elegance and distinction, it offers show home quality throughout, blending refined design with modern comfort to create a lifestyle of sheer luxury. From the moment you enter through the charming porch into the grand and welcoming hallway, the attention to detail and superior finish set the tone for what lies ahead. The main lounge provides a stylish yet tranquil space to relax, while the heart of the home is undoubtedly the spectacular party kitchen diner. This stunning space features a central island, perfect for entertaining, and flows beautifully into a versatile family area warmed by a log burner, creating a cosy yet sophisticated ambiance. The adjoining conservatory bathes the space in natural light and provides views over the landscaped garden, ideal for both everyday living and hosting guests. Practicality is not forgotten, with a well-appointed utility area and a sleek downstairs W.C. offering convenience and function. The first floor continues to impress with four generously proportioned bedrooms, each finished to an impeccable standard. The luxurious master bedroom boasts a private En-suite, while the remaining rooms are served by a stylish contemporary family bathroom, completing the upper level to the highest standard. Outside, the rear garden has been thoughtfully designed for low maintenance living, with gated access to the front and a charming gazebo offering a sheltered retreat for alfresco dining or relaxation. To the front, the garage has been converted to provide additional storage, while the property also benefits from two off-street parking spaces. Rarely does a home of this calibre come to the market—this is a unique opportunity to acquire a truly remarkable property that delivers both style and substance in one of the area's most sought-after settings. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE

Porch, double front door, tiled floor, radiator

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, tiled floor

CLOAKS/WC

Low level WC, wash hand basin set in vanity unit, double glazed window, tiling to walls and floor, single radiator

LOUNGE 13'33 (4.04) X 11'11 (3.38) maximum measurements into bay window

Double glazed bay window to front, single radiator, under floor heating

FAMILY ROOM 16'87 (5.08) x 8'89 (2.64) - in corporate with kitchen

Log burner, tiled floor, radiator

CONSERVATORY 12'31 (3.73) X 8'70 (2.62)

Dwarf walls, double glazed windows

KITCHEN/DINING AREA 16'53 (5.00) x 15'43 (4.67)

Four velux windows, radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, double oven, electric hob, space for fridge, plumbed for washing machine, tiling to floor, spot lights, centre island, under floor heating, double glazed patio doors

UTILITY ROOM 11'76 (3.53) X 10'16 (3.07)

Double glazed window to side, fitted wall and base units/work surfaces, tiled flooring, single radiator

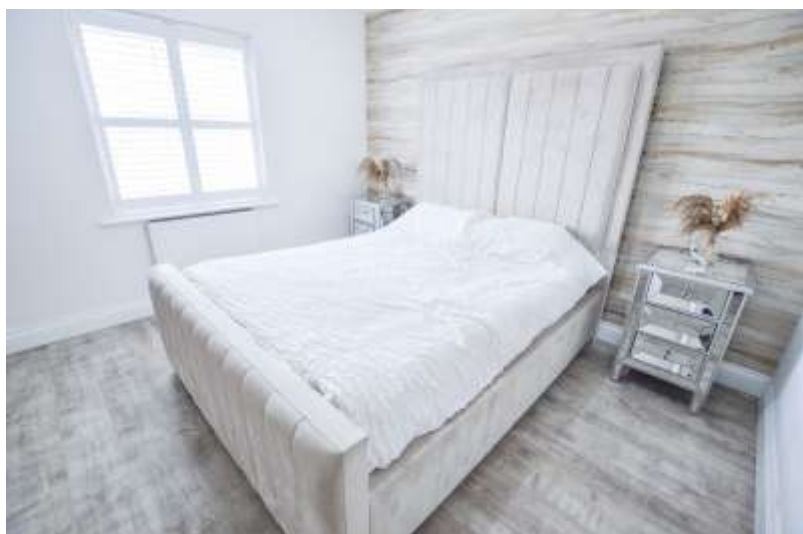
FIRST FLOOR LANDING

Built in storage cupboard, single radiator

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BEDROOM ONE 11'46 (3.45) X 11'12 (3.38)

Double glazed window to front, single radiator

EN-SUITE

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

BEDROOM TWO 11'41 (3.45) X 9'32 (2.82) minimum measurements excluding recess

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

BEDROOM THREE 10'60 (3.20) X 7'71 (2.31) minimum measurements excluding recess

Double glazed window to rear, single radiator

BEDROOM FOUR 9'49 (2.84) X 7'47 (2.24)

Double glazed window to rear, single radiator

BATHROOM/WC

4 piece suite comprising: Panelled bath, wash hand basin set in vanity unit, shower cubicle, low level WC, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring

FRONT GARDEN

Low maintenance garden. off street parking for two vehicles

REAR GARDEN

Low maintenance garden, bushes and shrubs, gazebo, side access

GARAGE

Single, changed to storage room

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas, electric & log burner

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Solar panels: Owned outright (currently not working)

Garage: Changed to storage

Parking: Driveway

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: E

EPC RATING: C

BL00011524.AJ.DS.01/07/2025.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 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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