



## Laurel Drive | Ashington | NE63 9FF

Fantastic four bedroom detached family home on the very popular Fallowfield estate in Ashington close to the town centre with all the amenities it offers , including the new train station and a range of shops. The property briefly comprises of entrance lobby, cloakroom, hallway, large lounge dining room and a well fitted kitchen with integrated appliances on the ground floor, To the first floor you will find a master bedroom with ensuite three further bedrooms and a family bathroom. Externally there is a beautifully maintained south facing rear garden with open views towards the dene which also from a well proportioned patio area, while to the front there is a double drive leading to an integral garage.

**£299,500**

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## Four Bedroom Detached Family Home

## Spacious Lounge/Diner

### Ground Floor WC

### Well Fitted Kitchen

### Beautifully Maintained Garden

### Double Driveway Leading to Garage

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE LOBBY

UPVC Entrance door

##### CLOAKS/WC

Low level WC, pedestal wash hand basin, double glazed window, single radiator.

##### LOUNGE/DINING ROOM 10'11 (3.33) x 25'8 (7.82)

Double glazed bay window to front, double glazed patio doors to rear, 2 double radiator, television point, coving to ceiling.

##### KITCHEN 16'2 (4.93) x 8'1 (2.46) up to 10'3 (3.12)

2 double glazed windows to rear, double 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, extractor fan, space for range oven, integrated fridge, freezer, washing machine and dishwasher, tiling to floor, double glazed door to rear.

##### FIRST FLOOR LANDING

##### BEDROOM ONE 12'7 (3.84) x 11'8 (3.56) x 11'5 (3.48)

Double glazed window to front, single radiator, built in cupboard, mirrored wardrobes, television point.

##### EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, single radiator, mains shower cubicle, part tiling to walls.

##### BEDROOM TWO 10'7 (3.22) x 8'7 (2.62)

Double glazed window to rear, single radiator, built in mirrored wardrobes.

##### BEDROOM THREE 9'0 (2.74) x 8'4 (2.54)

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

##### BEDROOM FOUR 8'11 (2.72) x 8'8 (2.64)

Double glazed window to rear, single radiator.

##### BATHROOM/WC

3 piece suite comprising electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, part tiling to walls.

##### FRONT GARDEN

Laid mainly to lawn, driveway to garage, block paved.

##### REAR GARDEN

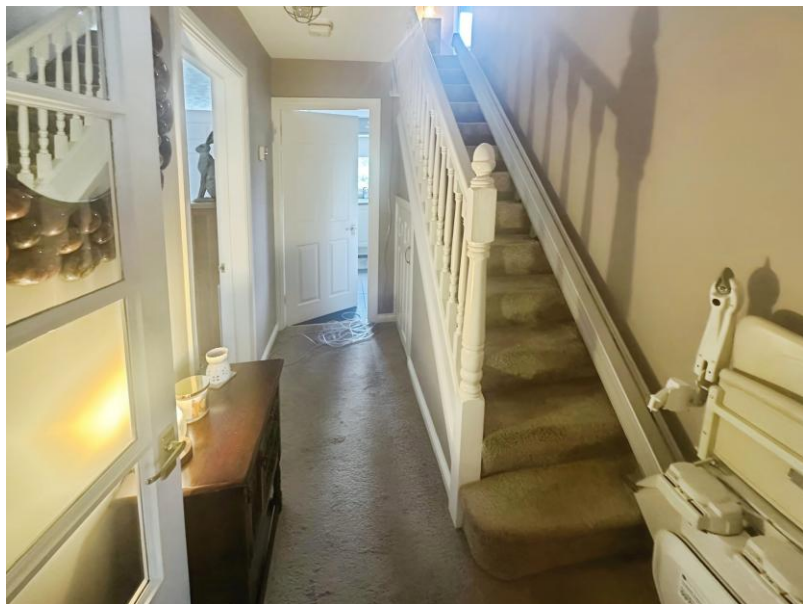
Laid mainly to lawn, patio area, bushes and shrubs, screen fencing, garden shed, flower beds, open aspect towards Blackdene.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

## TENURE

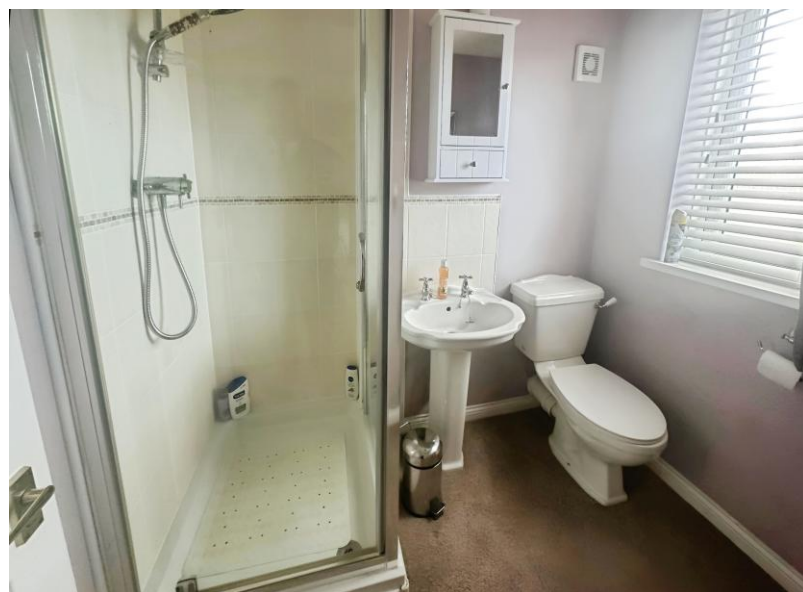
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

**AS00010302.GD.LD.06/08/2025.V.1**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**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.

