



Sawgrass Walk | Ashington | NE63 9EE

Exceptional upgraded four bedroom detached home on the Meadow Vale estate in Ashington with excellent transport links. The property briefly comprises of an entrance hall, living room with upgraded glazed internal doors, a stunning fitted kitchen diner with integrated appliances and quartz work tops, a cloakroom and playroom which has been partially converted from the original garage. To the first floor you will find a beautifully presented master bedroom with ensuite, three further bedrooms and a family bathroom. Externally there is a low maintenance rear garden with decking area while to the front there is an open aspect lawned area with parking for two cars. Viewing recommended to appreciate the standard of accommodation on offer.

£249,950

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1

Four Bedroom Detached Home

Ground Floor WC

Stunning Fitted Kitchen Diner

Modern Family Bathroom

Perfect Family Home

Low Maintenance Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY

Composite entrance door, stairs to first floor landing, single radiator.

CLOAKS/WC off kitchen

Low level WC, pedestal wash hand basin, flooring/tiling, extractor fan, single radiator, spotlights.

LOUNGE 11'0 (3.35) x 15'10 (4.83)

Double glazed window to front, single radiator, feature modern glazed doors, television point.

KITCHEN/DINING ROOM 18'9 (5.72) plus alcove x 10'2 (3.10)

2 Double glazed windows to rear, double radiator, range of wall, floor and drawer units with co ordinating roll square quartz work surfaces, stainless steel sink unit and drainer with mixer tap, built in fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer, washing machine and dishwasher, spotlights., UPVC double glazed doors to rear.

UTILITY ROOM/CONVERTED GARAGE 8'8 (2.64) x 11'0 (3.35) + 8'8 (2.64) x 4'3 (1.29)

Built in units.

FIRST FLOOR LANDING

Loft access

LOFT

Boarded, power and lighting

BEDROOM ONE 12'5 (3.78) max x 10'2 (3.10)

Double glazed window to front, single radiator, fitted wardrobes.

EN SUITE

Double glazed window to side, low level WC, pedestal wash hand basin, mains shower cubicle, part tiling to walls, heated towel rail, spotlights, vinyl flooring.

BEDROOM TWO 9'3 (2.82) x 10'5 (3.18)

Double glazed window to front, single radiator, 2 built in cupboards with lighting.

BEDROOM THREE 9'3 (2.82) x 9'4 (2.84)

Double glazed window to rear, single radiator.

BEDROOM FOUR 6'11 (2.11) x 10'5 (3.18)

Built in cupboard with lighting

BATHROOM/WC

3 piece suite comprising electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, heated towel rail, part tiling to walls, spotlights, vinyl flooring, extractor fan.

FRONT GARDEN

Driveway, laid mainly to lawn.

REAR GARDEN

Laid mainly to lawn, porcelain tiled patio, garden shed.

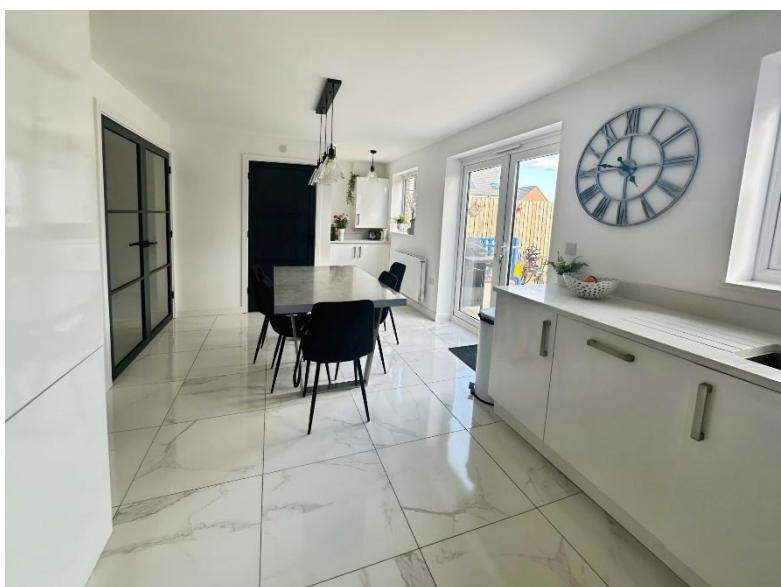
GARAGE converted

Up and over garage door

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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: 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: B

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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