



Magnolia Drive| Ashington | NE63 9FD

**£299,950**

From the moment you arrive, this home makes an impression. Step inside and you are greeted by a sense of space and light. The lounge and dining room flow effortlessly into the conservatory, creating a stunning living area that is perfect for entertaining or simply unwinding in style. Modern comforts come as standard, with double glazing throughout and efficient gas central heating ensuring a warm and welcoming atmosphere all year round.

At the heart of the home, the newly fitted kitchen boasts a good range of fitted units with integrated appliances, blending practicality with style to create a space that is a pleasure to cook and gather in.

Upstairs, you will find four beautifully proportioned bedrooms, all tastefully decorated. The master suite with ensuite bathroom adds a touch of luxury, while the downstairs cloakroom/WC provides convenience for both family and guests.

The jewel in the crown is undoubtedly the expansive rear garden – a haven for relaxation and recreation.

The front garden, laid mainly to lawn, sets the scene, while the private driveway leads to a garage with an integral shutter door, power, and lighting – practical, secure, and versatile.

This is not just a property – it is a home designed for modern living, where every detail has been considered to blend comfort, style, and practicality.

ROOK  
MATTHEWS  
SAYER



#### Four-bedroom property

Light and airy lounge and dining room

Conservatory

Double glazing

Gas central heating

#### Master bedroom with ensuite

Expansive rear garden

Open aspect to the rear

Downstairs cloaks/WC

Freehold

For any more information regarding the property please contact us today

ENTRANCE: Composite front door to:

ENTRANCE HALLWAY: Stairs to first floor landing, lvt flooring, single radiator.

CLOAKS/WC (Off rear hall): low level wc, wash hand basin, lvt flooring, heated towel radiator.

LOUNGE/DINING ROOM :11'3 (3.43) X 24'1 (7.37)  
Two double radiators, television point, coving to ceiling, double glazed front window.

KITCHEN: 7'5 (2.26) X 14'5 (4.39)  
Newly fitted Kitchen, double glazed rear window, feature single radiator, range of wall, floor, and drawer units with coordinating square edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, ceramic hob, integrated washing machine, dishwasher, lvt flooring, spotlights.

CONSERVATORY: 10'6 (3.20) X 15'9 (4.80)  
Dwarf wall, double glazed windows, lvt flooring.

FIRST FLOOR LANDING: Loft access, built in storage cupboard.

BEDROOM ONE: 14'1 (4.29) X 8'9 (2.67)  
Double glazed front window, single radiator, fitted mirrored wardrobes  
En-suite: double glazed front window, low level wc, pedestal wash hand basin, shower cubicle, shower, tiling to walls, single radiator, lvt to flooring.

BEDROOM TWO: 8'5 (2.57) X 14'7 (4.45)  
Double glazed front window, single radiator, mirrored fitted wardrobes

BEDROOM THREE: 8'10 (2.69) X 7'6 (2.29)  
Double glazed rear window, single radiator

BEDROOM FOUR: 7'8 (2.33) X 9'2 (2.79)  
Double glazed rear window, single radiator

BATHROOM/WC: 3-piece white suite comprising: panelled bath, mains shower, wash hand basin, low level wc, double glazed rear window, heated towel rail, tiling to walls, lvt flooring.

FRONT GARDEN: Laid primarily to lawn with driveway leading to garage.

REAR GARDEN: Large rear garden mainly to lawn, patio area, bushes, and shrubs

GARAGE: Single garage with integral access, roller shutter door, power, and lighting.





#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway- Garage

#### 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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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**

GD/FG AS00010356Version 4







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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.

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