



Poppy Drive | Blyth | NE24 4TP

£320,000



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ROOK
MATTHEWS
SAYER

**Stunning Four Bedroom
Detached House**

Two En Suites

**Garage and Off Street Parking
For Three Cars**

Gorgeous Rear Garden

**Utility Room and Downstairs
W.C**

Mains Water, Electricity, Sewage

**Freehold, EPC Rating B, Council
Tax Band D**

**Gas Heating, Fibre to Premises
Broadband**

For any more information regarding the property please contact us today

Set within one of Blyth's most desirable residential developments, this stunning four-bedroom detached home on Portland Wynd offers the perfect blend of modern family living and stylish design. With generous accommodation across two floors, a garage, and parking for up to three vehicles, it is a property that delivers both comfort and convenience in equal measure.

On entering the property, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the house. The lounge provides a comfortable and relaxing retreat, while the modern kitchen /diner serves as the true heart of the home, featuring double doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. A separate utility room provides additional storage and convenience, and a downstairs W.C. completes the ground floor layout.

The first floor is thoughtfully designed to suit the needs of a growing family. There are four well-proportioned bedrooms, all filled with natural light, along with a stylish family bathroom. Both the principal bedroom and the second bedroom benefit from their own private en suite facilities, adding a touch of luxury and practicality for busy households. Externally, the property enjoys a good-sized rear garden, offering ample space for children to play, summer entertaining, or simply relaxing in a private and peaceful setting. With its generous proportions, desirable location, and excellent layout, this home represents a wonderful opportunity for those looking to settle in one of Blyth's most sought-after addresses.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, single radiator and access to garage.

DOWNSTAIRS CLOAKS/W.C.: low level w.c with hand basin and part tiling to walls.

LOUNGE: (front): 10'71 x 21'27, (3.26m x 6.48m), double glazed bay window to front with 2 single radiators.

KITCHEN/DINING ROOM: (rear): 22'05 x 10', (6.75m x 3.04m), double glazed window to rear with 2 single radiator with range of wall, floor and drawer units with coordinating roll edge surfaces as well as a stainless steel sink unit and drainer with mixer tap, built in electric fan assisted double oven, electric hob with built in extractor fan above, space for a dishwasher and fridge freezer, double glazed patio doors to rear garden.

UTILITY ROOM: 6'21 x 5'93, (1.89m x 1.80m), fitted base units, plumbed area for washing machine, single radiator, and door to rear garden as well as a walk in pantry.

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FIRST FLOOR LANDING AREA: built in storage cupboard as well as loft access.

LOFT: partially boarded with pull down ladders and lighting.

FAMILY BATHROOM: 3 piece suite comprising, panelled bath, hand basin and low level w.c, double glazed window to rear and part tiling to walls, single radiator.

BEDROOM ONE: (front): 14'47 x 10'88, (4.41m x 3.31m), double glazed window to front as well as a single radiator

EN-SUITE SHOWER ROOM: double glazed window to side, low level w.c, hand basin and single radiator as well as well as a shower cubicle and part tiling to walls.

BEDROOM TWO: (front): 13'76 x 10'44, (4.57m x 3.18m), double glazed windows to front, single radiator and built in cupboard.

EN-SUITE SHOWER ROOM: double glazed window to side with shower cubicle, wash basin and sink and part tiling to walls.

BEDROOM THREE: (rear): 9'75 x 10'21, (2.97m x 3.11m), double glazed window to rear with single radiator.

BEDROOM FOUR: 9'3 x 10'11 (2.85m x 3.08m) double glazed window to rear with single radiator.

EXTERNALLY: block paved driveway can fit up to 3 cars, rear garden has a patio area, garden shed and a summer house, also there is a single garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Full fibre connection

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

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		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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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