



Beaumont Manor | Blyth | NE24 4LP

£250,000



4



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ROOK
MATTHEWS
SAYER

Four Bedroom Detached

Conservatory

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

Cull De Sac

Downstairs WC and En Suite

Freehold, Council Tax Band D

Southerly Facing Rear Garden

Gas Heating

For any more information regarding the property please contact us today

This striking four-bedroom detached home, located within the exclusive Beaumont Manor in Blyth, presents a perfect balance of style, space and convenience, and comes to market with no upper chain. Beautifully designed to accommodate the needs of modern family living, the property immediately impresses with its attractive exterior, private driveway providing off-street parking for two vehicles, and an integral garage that offers both secure storage and practicality. Inside, the home opens with a welcoming hallway that sets the tone for the generous proportions and natural light found throughout. The modern fitted kitchen flows effortlessly into an open-plan lounge and dining area, creating a versatile living space that is ideal for everyday family life as well as entertaining guests. Extending beyond, a charming conservatory offers an additional reception space, bathed in light and perfectly positioned to enjoy views over the landscaped, southerly facing rear garden. This private garden is a true highlight, providing a serene outdoor retreat that captures the sun throughout the day and is perfectly suited for al fresco dining, relaxation, and family gatherings. Upstairs, the home continues to impress with four well-appointed bedrooms, each thoughtfully designed to maximize comfort and flexibility. The principal suite is a luxurious haven, complete with its own contemporary en suite shower room, while the additional bedrooms are complemented by a stylish family bathroom. Whether used as guest rooms, children's bedrooms, or a home office, the layout offers versatility to adapt with the changing needs of family life. Externally, the property delivers further appeal with its well-maintained garden, integral garage, and driveway parking, ensuring both convenience and security. Beaumont Manor itself enjoys an enviable reputation as one of Blyth's most sought-after residential developments, offering a peaceful setting while remaining within easy reach of local schools, shops, amenities, and excellent transport links. This remarkable home represents a rare opportunity to acquire a detached residence of quality in an exclusive location, combining comfort, style and practicality in equal measure. It is an exceptional choice for discerning buyers seeking a home of distinction in Blyth. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: double glazed entrance door, staircase to first floor with spindle banister

DOWNSTAIRS CLOAKS/W.C.: low level w.c, wash hand basin, part tiled walls and radiator.

LOUNGE: 15'02 x 11'09, (4.62m x 3.58m), living flame effect electric fire with plaster effect surround, marble inset and hearth, tv point, coving to ceiling double glazed patio door to garden, double radiator and archway to dining too,.

DINING ROOM: 9'7 x 9'7, (2.92m x 2.92m), double glazed window to rear, radiator.

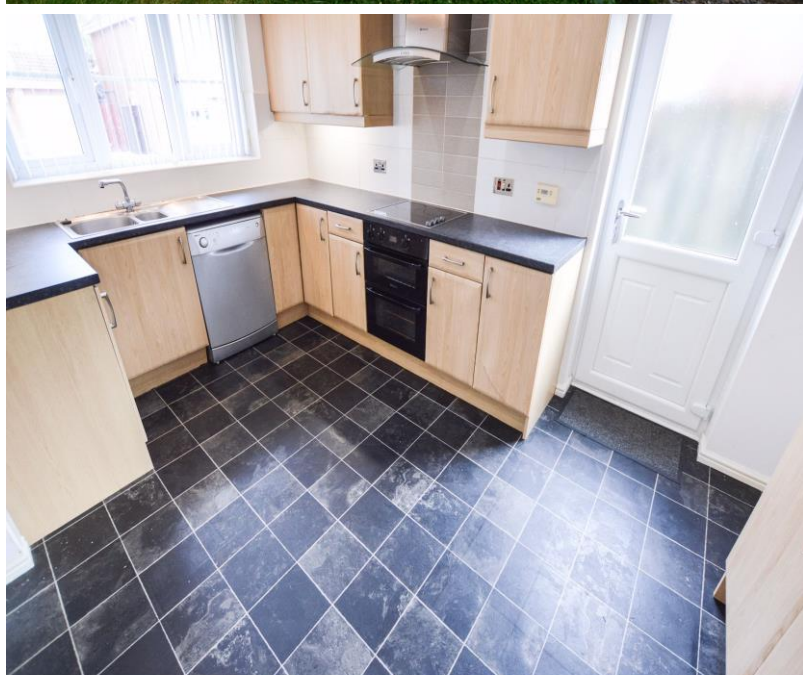
KITCHEN: 14'03 x 9'60, (4.34m x 2.09m), fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, built in electric double oven and gas hob, extractor hob and hood, part tiled walls and spotlights to ceiling, radiator, integral washing machine and double glazed window and door to rear

CONSERVATORY: 9'54 x 9'61, (2.90m x 2.92m)

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FIRST FLOOR LANDING AREA: access to partly boarded roof space, airing cupboard housing hot water cylinder.

FAMILY BATHROOM: white three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c, part tiled walls radiator, extractor fan and double glazed frosted window to rear.

BEDROOM ONE: 11'07 x 9'11, (3.53m x 3.02m), double glazed window to front, fitted wardrobes, dressing area, radiator and television point.

EN-SUITE SHOWER ROOM: white suite comprising wash and hand basin set in vanity unit, step In shower cubicle with mains shower, low level w.c , extractor fan, radiator, double glazed frosted window to front.

BEDROOM TWO: 10'03 x 8'10, (3.12m x 2.63m), double glazed window to front, fitted wardrobes, radiator

BEDROOM THREE: 8'08 x 8'09, (2.64m x 2.67m), double glazed window to rear, fitted wardrobes, telephone point, radiator

EXTERNALLY: in the front garden there is a spacious driveway leading to integral garage providing off street parking, lawned area. To the rear we have a lawned area as well as a paved patio area, graveled area and fenced boundaries, cold water supply and gated access to front.

GARAGE: Integral garage with up and over door, light and power points, gas boiler.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: none

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

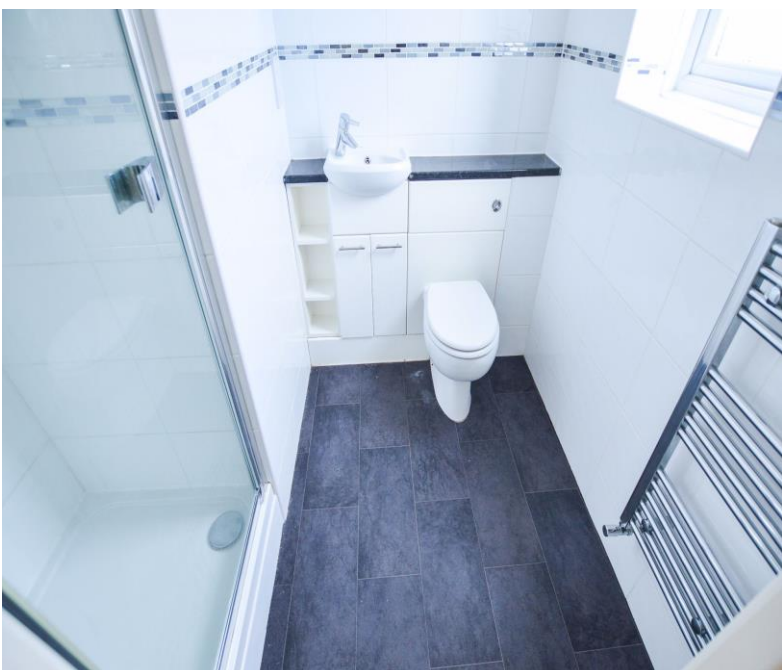
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: TBC

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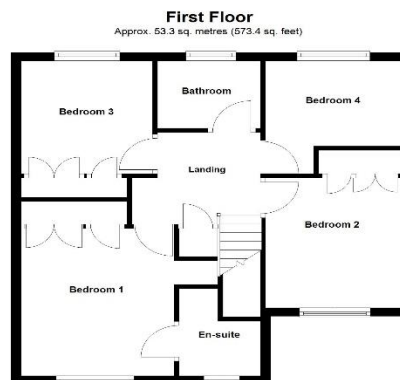
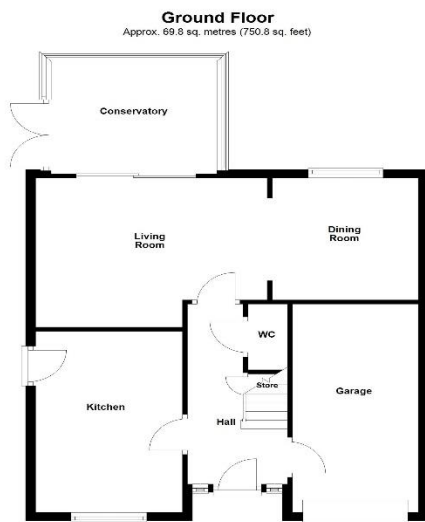
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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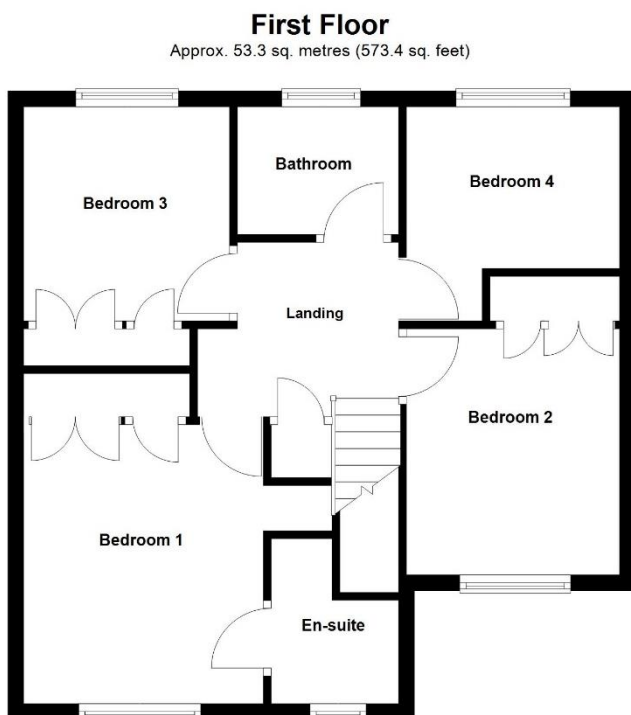
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Total area: approx. 123.0 sq. metres (1324.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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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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