



Sandringham Meadows | Blyth | NE24 3AN

£400,000

A rare and prestigious opportunity to acquire a truly exceptional detached residence, meticulously designed to offer luxurious family living over three expansive floors. Nestled within a tranquil cul de sac on the highly coveted Sandringham Meadows development at South Beach in Blyth, this distinguished six-bedroom home, including two sumptuous en suites, has been transformed by the current owners to an uncompromising show home standard, blending timeless elegance with contemporary sophistication. Ideally positioned close to the new train station, this property perfectly balances convenience with exclusivity. Upon arrival, you are greeted by a grand and welcoming entrance hall, which sets the tone for the elegance found throughout the home. The ground floor boasts a stylish and spacious lounge, ideal for both relaxed family gatherings and sophisticated entertaining. A formal dining room provides the perfect setting for intimate dinners or festive celebrations, while the bespoke kitchen has been fitted to the highest standard, combining modern appliances with refined finishes. A thoughtfully designed utility room and a convenient ground floor cloakroom complete this level, ensuring practicality without compromising on style. The first floor comprises four generously proportioned bedrooms, each offering a serene retreat, with bedroom two featuring a luxurious en suite. A beautifully appointed family bathroom serves the remaining bedrooms, finished with elegant fittings and contemporary touches that enhance the sense of opulence. The top floor houses two further bedrooms, including a master suite of impressive scale, complemented by a spacious, spa-like en suite sanctuary designed for ultimate comfort and relaxation. Externally, the property continues to impress with meticulously maintained gardens to both the front and rear, the latter enjoying a desirable west-facing aspect that captures the afternoon and evening sun. A driveway provides direct access to the attached garage and offers secure off-street parking for up to three vehicles. Occupying a commanding corner position within the cul de sac, this home is surrounded by other distinguished detached residences, reinforcing its status as one of the premier properties in the development. With its combination of refined interiors, high-quality finishes, and an enviable location, this extraordinary property represents the pinnacle of luxurious family living, offering not only space and style but also an unparalleled sense of prestige and comfort for the discerning homeowner.

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Executive Show Home Standard Six

Two En Suites and Family Bathroom

Sought After South Beach Estate

Two Reception Rooms

Downstairs WC and Utility

Freehold, Council Tax Band E, Gas Heating

Garage and Off Street Parking for 3 Cars

Mains Electric, Sewerage, Water

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Wooden entrance door, entrance hall, staircase to first floor, understairs cupboard, tiled floor, and radiator.

DOWNSTAIRS CLOAKS/W.C.: low level w.c, wash hand basin set in vanity unit, extractor fan, radiator and tiled floor.

LOUNGE: (front): 10'10 x 17' 07, (3.3m x 5.36m), double glazed bay window to front, television point, single radiator and double radiator, doors to dining room.

DINING ROOM: (rear) 10'07 x 9'08, (3.23m x 2.95m), double glazed French door to rear, radiator.

DINING KITCHEN: (rear): 16'1 x 9'9 (4.90m) x (3.01m)
Fitted with a range of wall and base units, Quartz work surface and upstands, 1.5 bowl sink unit with waste disposal and water filter tap, built in electric oven and induction hob, built in oven/microwave, extractor hood, integrated dishwasher fridge freezer, built in bin. Built in pantry housing kettle/ toaster with quartz top work surface, spotlights to ceiling, tiled floor, double glazed window to rear, door to rear

UTILITY: 5'6 x 4'10, (1.68m x 1.47m), wall and base units, space for automatic washing machine and dryer, wall mounted boiler enclosed in unit, radiator, and double glazed door to rear garden and tiled floor.

FIRST FLOOR LANDING AREA: built in airing cupboard housing hot water cylinder, storage cupboard, spindle banister.

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

BEDROOM TWO: (front): 11'06 x 10'10, (3.51m x 3.3m), double glazed window to front, radiator

EN-SUITE SHOWER ROOM (FIRST FLOOR): low level w.c, wash hand basin set in vanity unit, fully tiled walls, walk in shower cubicle, double glazed window to side, wall lights, heated towel rail.

BEDROOM THREE: (rear): 10'8 x 9'09, (3.25m x 2.97m), double glazed window to rear, radiator.

BEDROOM FOUR: (rear): 9'0 x 10'08, (2.74m x 3.25m), double glazed window to rear, radiator.

BEDROOM FIVE: (front): 8'0 x 12'11, (2.44m x 3.94m), double glazed window to front, and radiator.

TOP FLOOR

BEDROOM ONE: (rear): 17'11 x 11'02, (5.46m x 3.4m), double glazed velux window to rear x4, fitted mirror fronted sliding door wardrobes.

EN SUITE TOP FLOOR: Walk in shower, wash hand basin and low level w.c set in vanity unit, spotlights to ceiling, fully tiled walls, heated towel rail, double glazed velux window to rear.

BEDROOM SIX/STUDY: (front): 8'06 x 11'02, (2.59m x 3.4m), x2 double glazed velux window to front and radiator.

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EXTERNALLY

FRONT

Spacious driveway providing off street parking for 3 cars, fenced boundaries, access to rear from both sides of the property. Single attached garage.

REAR

Fenced boundaries, west backing laid mainly to law, patio area, shed and raised sleep beds.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to Premises

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: E

EPC RATING: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 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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