



Meadowsweet Close | Blyth | NE24 3XY

£395,000



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**Large Executive Style Four Bedroom
Detached**

**Two Reception Rooms and Downstairs
Office
Two Conservatory's**

Freehold, Council Tax Band D

**Double Garage and Two off Street
Parking Spaces**

Utility, Downstairs Cloaks/w.c, En-Suite

Mains Water, Sewage and Electricity

**Gas Heating, Fibre to Premises
Broadband**

Close To New Train Station

**ROOK
MATTHEWS
SAYER**

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance Door

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

CLOAKS/W.C: Low level W.C, hand basin, double glazed window, single radiator and tiled floor.

LOUNGE: (front): 17'20 x 12'97, (5.24m x 3.95m), single radiator, log burner, double doors to conservatory.

DINING ROOM: (front): 12'98 x 9'39, (3.95m x 2.86m), double glazed window to front, and single radiator.

DOWNSTAIRS STUDY: 6'56 x 8'91, (1.99m x 2.71m), double glazed windows.

KITCHEN: (rear): 10'19 x 10'94, (3.10m x 6.54m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, electric fan assisted oven, electric hob and dishwasher.

UTILITY ROOM: 5'03 x 6'54, (5.03m x 6.54m), fitted wall and base units, plumbed area for washing machine, doors to rear garden.

CONSERVATORY ONE: 12'74 x 12'47, (3.88m x 3.80m), tiled floor.

CONSERVATORY TWO: 10'28 x 13.00, (3.13 x 3.96), tiled floor.

FIRST FLOOR LANDING: Built in storage cupboard.

WET ROOM: Hand basin, shower cubicle, double glazed window to side, heated towel rail.

BEDROOM ONE: (front): 13'38 x 10'94, (4.07m x 3.33m), double glazed window to front, and fitted wardrobes.

EN SUITE: (side): low level WC, wash hand basin, shower cubicle, tiling to walls and floor, heated towel rail.

BEDROOM TWO: (rear): 10'32 x 9'88, (3.14m x 3.01m), double glazed window to rear.

BEDROOM THREE: (front): 10'81 x 9'02, (3.29m x 2.77m), double glazed window to front, and single radiator.

BEDROOM FOUR: (front): 9'65 x 7'07, (2.95m x 2.15m), double glazed window to front, single radiator, and built in cupboard.

EXTERNALLY: low maintenance garden to front with 4 off street parking spaces as well as a double garage, to the rear there is a low maintenance garden which is paved.

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: D

EPC RATING: TBC

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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.



