



Daffodil Wynd | Blyth | NE24 4UF

£330,000

Discreetly positioned in a sought-after cul de sac in a part of Portland Wynd, this exceptional four-bedroom detached home delivers refined living with spacious interiors and impressive outdoor space. The property welcomes you through a bright and inviting entrance lounge, where double doors open seamlessly onto the expansive rear garden, creating a wonderful sense of space and a strong connection between indoor and outdoor living. At the heart of the home is a stylish and spacious kitchen-diner, perfectly designed for modern family life and entertaining alike, with ample room for both cooking and dining. A convenient downstairs W.C. and a separate utility room enhance the practicality of the layout while maintaining the home's charm. Upstairs, the generous proportions continue with four well-sized bedrooms. The principal bedroom benefits from a private en-suite bathroom, while a contemporary family bathroom comfortably serves the remaining bedrooms. Externally, the property boasts a large, private rear garden—ideal for relaxing, entertaining, or family activities. A double garage and two off-street parking spaces complete the home, offering both convenience and flexibility for modern living. This exceptional property combines contemporary comfort with timeless appeal, all set within one of the area's most desirable residential settings. Early interest is expected to be high. To arrange a viewing, please call 01670 352900 or email Blyth@rmsestateagents.co.uk

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2

**Outstanding Four Bedroom
Detached**

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

Cul De Sac Location

Close To New Train Station

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

**Mains Water, Sewage and
Electricity**

**Gas Heating, Fibre To
Premises Broadband**

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

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: stairs to first floor landing,. Double radiator and storage cupboard.

DOWNSTAIRS CLOAKS/W.C.: low level wc, pedestal wash hand basin, extractor fan, part tiling to walls and double radiator.

LOUNGE: (front): 11'30 x 15'61, (3.44m x 4.75m), single radiator and doors to rear garden.

STUDY: (front): 7'64 x 6'68, (2.33m x 2.03m), double glazed window to front, and double radiator.

KITCHEN: (front & rear): 22'68 x 9'01, (6.91m x 2.74m), double glazed window to front and rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted double oven, gas hob with extractor fan above, and integrated fridge freezer.

UTILITY ROOM: 6'13 x 5'94, (1.86m x 1.81m), fitted with wall and base units, stainless steel sink unit, plumbed area for washing machine and too to rear.

FIRST FLOOR LANDING AREA: loft access and built in storage cupboard

LOFT: boarded.

FAMILY BATHROOM: 4 piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle, low level wc, double glazed window to rear, double radiator, and part tiling to walls.

BEDROOM ONE: (front): 9'25 x 12'18, (2.81m x 3.71m), double glazed window to front, double radiator, and fitted wardrobes.

EN-SUITE SHOWER ROOM: double glazed window to front, low level wc, hand basin, double radiator, shower cubicle, part tiling to walls and spotlights.

BEDROOM TWO: (rear): 9'25 x 12'18, (2.81m x 3.71m), double glazed window to rear, and single radiator.

BEDROOM THREE: (front): 10'17 x 8'20, (3.08m x 2.49m), double glazed window to front, and double radiator.

BEDROOM FOUR: (rear): 10'05 x 7'79, (3.06m x 2.37m), double glazed window to rear, and double radiator.

EXTERNALLY: to the front is laid mainly to lawn with a double garage and two off street parking spaces, to the rear is also laid mainly to lawn with patio area, water tap and garden shed.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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

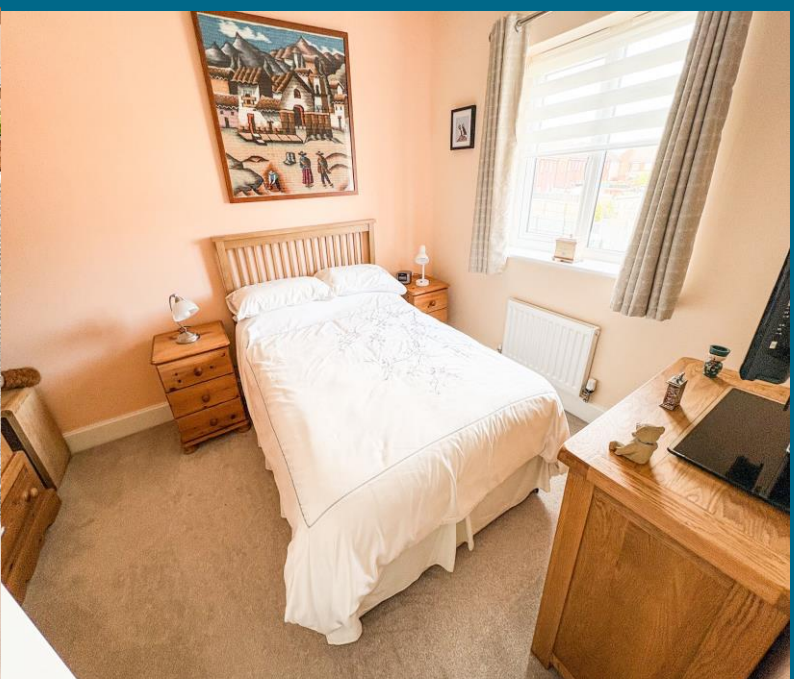
TENURE

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: B

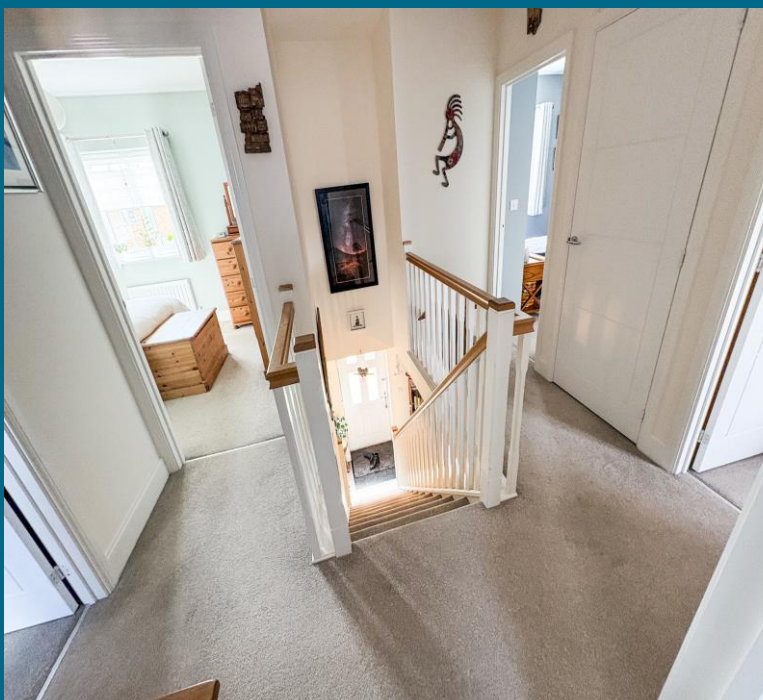
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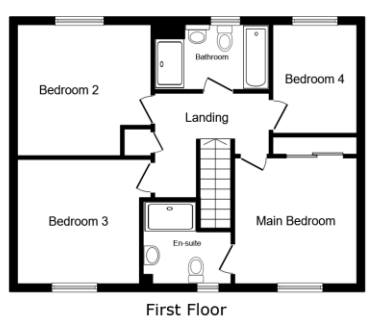
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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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