



Cresswell Drive | Blyth | NE24 4QW

£260,000

Occupying an exceptional plot in a highly sought-after location, this outstanding four double bedroom detached family home offers an enviable combination of beautifully designed living space, generous proportions and impeccably presented accommodation, creating a home perfectly suited to modern family living. Located just a short distance from the new train station, the property is ideally positioned for commuters while enjoying a wonderful family-friendly setting. From the moment you arrive, the home makes an immediate impression with its attractive frontage, generous off-street parking, larger-than-average garage and welcoming covered porch. The beautifully presented accommodation has been thoughtfully designed with both family life and entertaining in mind. A welcoming entrance hall leads to a spacious and elegant lounge, complemented by a separate family room, offering versatile living space for every occasion. At the heart of the home is a stunning open-plan kitchen and dining room, beautifully appointed with contemporary finishes and featuring two sets of doors opening onto the rear garden, effortlessly blending indoor and outdoor living. A separate utility room and a convenient downstairs W.C. complete the ground floor. The first floor continues to impress, offering four generously proportioned double bedrooms, each finished to an exceptional standard. Serving the bedrooms is a luxurious family bathroom, beautifully designed with high-quality fittings to create a stylish and relaxing retreat. Stepping outside, the property truly comes into its own. Occupying a substantial plot, the impressive rear garden provides an exceptional space for children to play, family gatherings and outdoor entertaining, while offering a wonderful degree of privacy and endless potential to enjoy throughout the seasons. Combining exceptional presentation, spacious and versatile accommodation, a substantial plot, extensive parking, a larger garage and an enviable location close to the new train station, this is a truly outstanding family home that offers luxury living at its very best. Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

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**Outstanding Four Double
Bedroom Detached House**

**Larger Styler Garage and Off-
Street Parking**

**Two Reception Rooms and
Porch**

**Fully Refurbished by The Current
Owners to An Extremely High
Standard**

**Downstairs W.C And Utility
Area**

**Mains Water, Sewage and
Electricity**

**Gorgeous Kitchen Diner with
Two Sets of double Doors**

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

Gas Heating Fibre to Premises Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance floor with double glazed windows to front and side and double-glazed door to:

DOWNSTAIRS CLOAKS/W.C.: low level wc, wash hand basin.

LOUNGE: (front): 18'45 x 14'07, (5.62m x 4.28m), double glazed window to front, double radiator, electric fire, coving to ceiling, spotlights, and stairwell.

DINING ROOM/FAMILY ROOM: (rear): 7'21 x 13'95, (2.19m x 4.25m), double radiator, window to rear and spotlights.

KITCHEN: (rear): 26'66 x 8'28, (8.12m x 2.51m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating snk unit and drainer with mixer tap, oven with electric hob and integrated fridge freezer, dishwasher and microwave, spotlights to ceiling and two doors to rear garden.

UTILITY ROOM: 4'85 x 3'35, (1.47m x 1.02m), plumbed area for washing machine.

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

FAMILY BATHROOM: 3-piece suite comprising paneled bath, shower over, wash hand basin, low level wc, spotlights, spotlights, double glazed window to rear and heated towel rail.

BEDROOM ONE: (front): 12'05 x 9'45, (3.67m x 2.88m), double glazed window to front, single radiator, fitted wardrobes and drawer, coving and spotlights to ceiling.

BEDROOM TWO: (front): 8'21 x 15'0, (2.50m x 4.57) double glazed window to front, double radiator and fitted wardrobes.

BEDROOM THREE: (front): 14'63 x 7'20, (4.45m x 2.19m), double glazed window to front, single radiator, fitted wardrobes.

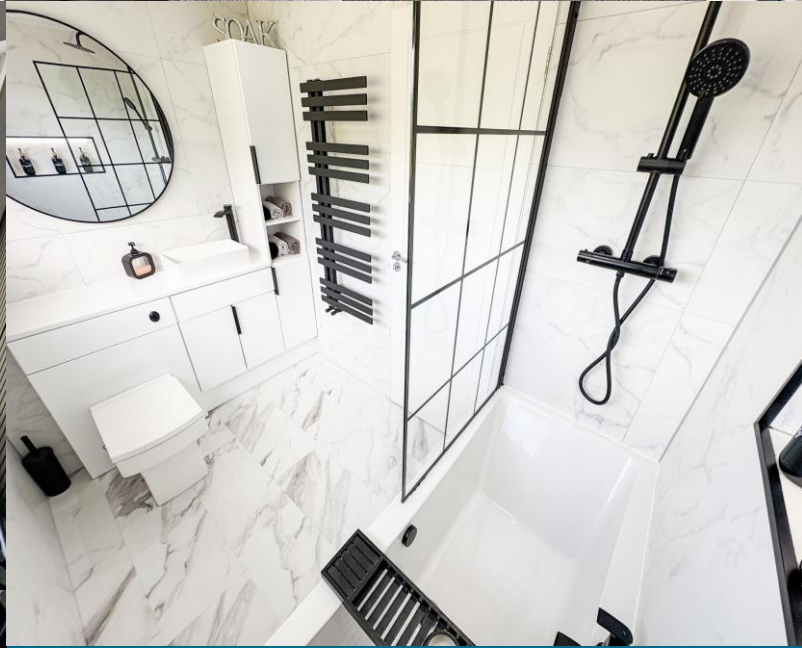
BEDROOM FOUR: (rear): 9'44 x 8'53, (2.87m x 2.59m), double glazed window to rear, single radiator and spotlights and coving to ceiling.

EXTERNALLY: to the front is laid mainly to lawn, with off street parking and single garage, to the rear is low maintenance garden with decking and astro turf.

T: 01670 352 900

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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: C

EPC RATING: D

BL00012179.AJ.BH.31/07/2026.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

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