



Font Drive | Blyth | NE24 4GQ

£285,000

Rarely does a property of this calibre become available. Beautifully presented throughout, this impressive larger-style detached family home occupies a sought-after position within the highly desirable Crofton Grange Estate, ideally located close to excellent local schools, Asda, and offering superb transport links to the A189 and A1.

Designed with modern family living in mind, the home boasts exceptionally spacious and versatile accommodation finished to an outstanding standard. The welcoming entrance hallway leads to an elegant lounge with doors opening onto the beautifully landscaped rear garden, a versatile second reception room, currently used as a playroom but equally suited as a formal dining room, home office or snug, and a stunning open-plan family dining kitchen featuring high-quality fittings and French doors that seamlessly connect indoor and outdoor living. A separate utility room and a convenient ground floor cloakroom/WC complete the ground floor. Upstairs, the property continues to impress with four generously proportioned double bedrooms, two of which benefit from stylish en-suite shower rooms. A luxurious family bathroom, finished to an exceptional standard, serves the remaining accommodation. Externally, the substantially enhanced rear garden provides a wonderful private retreat, perfect for entertaining or relaxing, while the attractive front garden adds to the home's outstanding kerb appeal. To the rear, the property benefits from two garages with parking available directly in front, accessed via a private rear gate. Offering an exceptional combination of space, style and location, this remarkable home is sure to generate significant interest. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

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**Beautifully Presented Four
Bedroom Detached**

**Two Garages and Two Off
Street Parking Spaces**

**Two En Suites and Main
Bathroom**

Two En Suites

Two Reception Rooms

**Mains Water, Sewage and
Electricity**

**Gas Heating, Fibre to Premises
Broadband**

Close To New Train Station

Freehold, Epc Rating C, Council Tax Band D

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Entrance UPVC Entrance door.

Downstairs W.C: 2'9 x 5'6 (0.88 x 1.69m) Low level WC, wash hand basin, radiator.

Lounge: 14'8 x 13'5 (4.47 x 4.09m) Max Measurements into recess. Double glazing to front, double glazed patio doors to rear, single radiator and electric fire.

Dining Room: 10'6 x 9'6 (3.2 x 2.9m) Double glazing to front, double radiator.

Kitchen: 12'5 x 15'7 (3.78 x 4.75m) Max Measurements into recess. Double glazing, radiator. Range of wall, floor and drawer units with coordinating roll edge work surfaces. Sink unit and drainer with mixer tap. Tiled splash backs. Electric fan oven, gas hob. Space for fridge/freezer, dishwasher, plumbed washing machine. Double glazing patio doors to rear.

Utility: 9'5 x 9'7 (2.87 x 2.92m) Double glazing, fitted wall and base units/work surfaces. Plumbed for washing machine and radiator.

Bedroom One: 12'0 x 10'8 (3.66 x 3.05m)

Measurements excluding wardrobes. Double glazing to rear, radiator and fitted wardrobes.

En Suite: 5'7 x 6'1 (1.7 x 1.85m) excluding shower. Double-glazing, low-level WC, wash hand basin, shower cubicle, heated towel rail and spotlights.

Bedroom Two: 10'2 x 11'3 (3.10 x 3.43m) Double glazing, radiator and fitted wardrobes. En Suite: 6'1 x 4'0 (1.85 x 1.21m) excluding shower measurements. WC, wash hand basin and shower cubicle.

Bedroom Three: 9'9 x 9'4 (2.97 x 2.84m) Minimum measurements into recess. Double glazing, radiator.

Bedroom Four: 8'8 x 9'6 (2.64 x 2.90m) Double glazing, radiator.

Bathroom: 6'8 x 6'1 (2.03 x 1.85m) 3 piece suite comprising: shower over panelled bath, wash hand basin, low level WC, double glazing, radiator and tiling to walls.

Front Garden Low maintenance garden.

Rear Garden Low maintenance garden and patio area.

Garage Two single garages.

T: 01670 352 900

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premise

Mobile Signal Coverage Blackspot: No

Parking: Garage

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

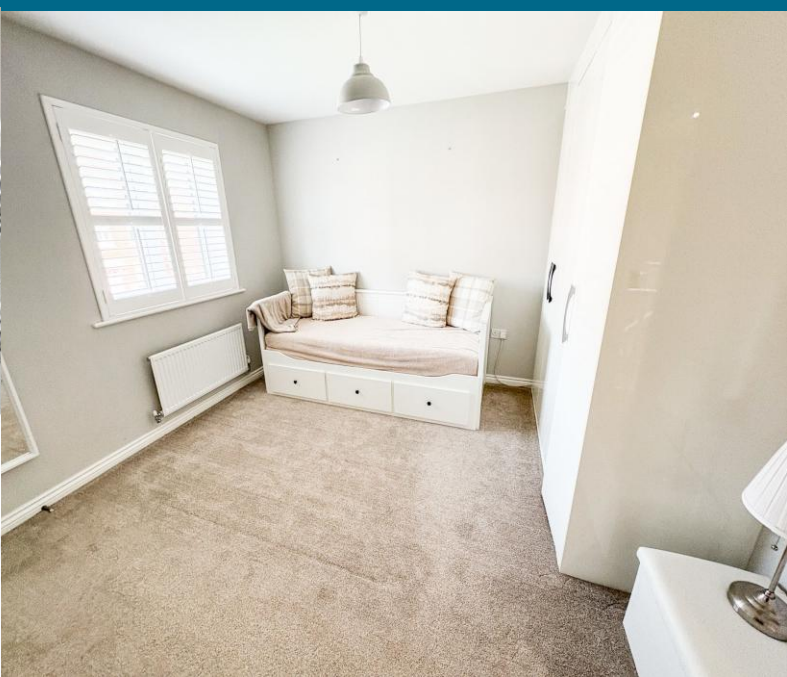
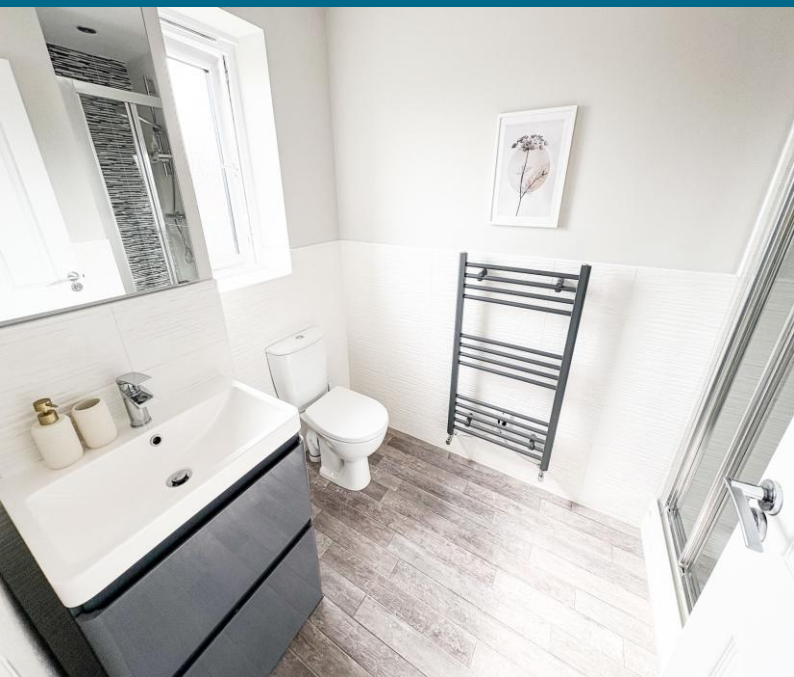
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	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



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.