



Hedgefield Grove | Blyth | NE24 3XD

£290,000

Commanding an enviable position within the ever-popular South Beach area, this outstanding four-bedroom detached residence combines spacious family living with excellent convenience, being just a short distance from the new train station and offered with no upper chain. The accommodation briefly comprises an inviting entrance hallway, a spacious lounge/diner providing an excellent space for relaxing and entertaining, a generous kitchen/diner ideal for modern family living, a convenient downstairs WC and a bright conservatory overlooking the rear garden. To the first floor, there are four well-proportioned bedrooms, including a superb principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a family bathroom, offering comfortable accommodation for growing families and visiting guests alike. Externally, the property continues to impress with attractive gardens, ample off-street parking and a garage with an electric door. Combining a sought-after coastal location, generous living space and excellent commuter links, this superb, detached home is sure to appeal to a wide range of buyers. Early viewing is strongly recommended.

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**Immaculate Four Bedroom
Detached**

Conservatory

Garage, Off Street Parking

Freehold Council Tax Band D

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

**Mains Water, Sewage and
Electricity**

**Gas Heating, Fibre to Premises
Broadband**

No Upper Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance door.

ENTRANCE HALLWAY: stairs to first floor landing and single radiator.

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., radiator, tiled splash backs.

LOUNGE/DINER: (front): 11'27 x 24'18, (3.43m x 7.37m), double glazed window to front, double radiator and electric fire, coving to ceiling.

KITCHEN: (rear): 14'70 x 2'86, (4.48m x 2.86m), two double glazed window to 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, tiled splash backs, electric oven, electric hob with extractor fan above, integrated fridge ad washing machine.

CONSERVATORY: 8'6 x 7'8, (2.59m x 2.33m), dwarf wall and spotlights to ceiling.

FIRST FLOOR LANDING AREA: built in storage cupboard.

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

BEDROOM ONE: (rear): 14'01 x 8'76, (4.27m x 2.67m), double glazed window to front, single radiator, and fitted wardrobes.

EN-SUITE SHOWER ROOM: double glazed window to front, low level wc, wash hand basin, shower cubicle, tiling to walls and heated towel rail.

BEDROOM TWO: 15'18 x 8'39, (2.55m x 4.62m), double glazed window, fitted wardrobes, and coving to ceiling.

BEDROOM THREE: (rear): 8'69 x 7'57, (2.64m x 2.30m), double glazed window to rear and single radiator.

BEDROOM FOUR: (front): 8'83 x 7'60, (2.69m x 2.31m), double glazed window to rear, single radiator and coving to ceiling.

EXTERNALLY: to the front is laid mainly to lawn with a driveway, as well as a single garage, to the rear is laid mainly to lawn with patio area 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 Northeast 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

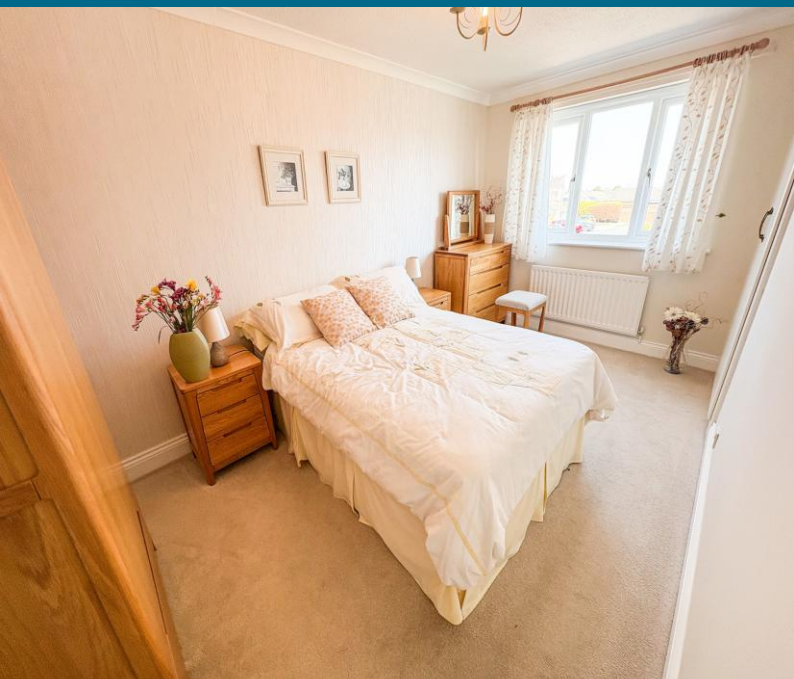
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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

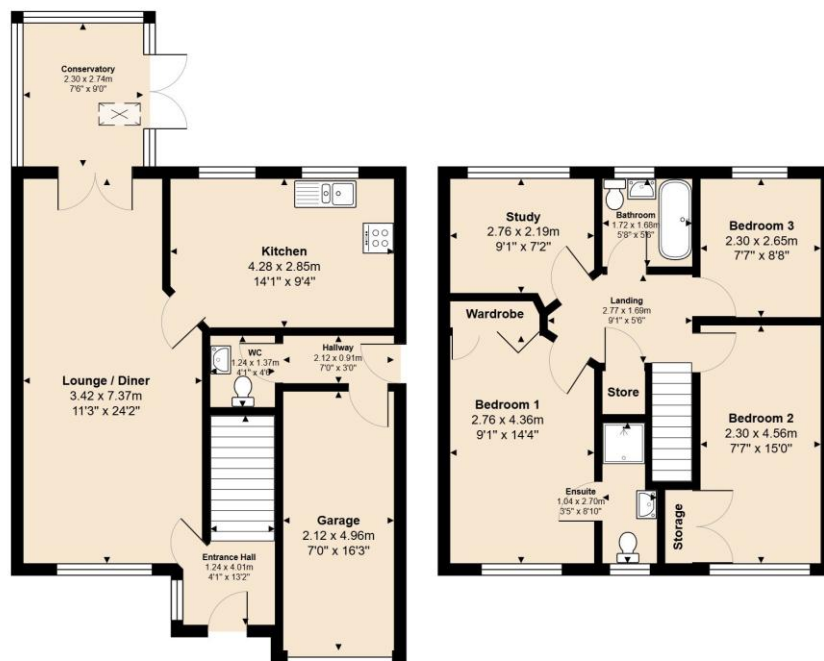
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Total Area: 117.3 m² ... 1263 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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



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