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## 4 bed detached house to buy in

The Demesne, North Seaton, Ashington,  
Northumberland, NE63 9TW

# £340,000

 x 4  x 3  x 4

Tenure

**Freehold**

## Property features

- ✓ Exceptional Detached House
- ✓ Four Bedrooms, Master En-Suite
- ✓ Four Receptions
- ✓ Integrated Kitchen/Utility/Cloaks
- ✓ EPC Rating D

Driveway parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*EXCEPTIONAL DETACHED FAMILY HOME - FOUR BEDROOMS - MASTER EN-SUITE BATHROOM - FOUR RECEPTIONS - INTEGRATED KITCHEN - UTILITY - CLOAKS - BEAUTIFULLY PRESENTED - AMPLE OFF STREET PARKING - STUNNING LARGE GARDEN WITH GARDEN ROOM - ROOF TERRACE - EV CHARGING POINT - MUST BE VIEWED\*\*\*

Pattinson Estate Agents proudly present this exceptional detached house situated on The Demesne in North Seaton Village. On the outskirts of Ashington within easy reach of the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle City Centre. The coastal town of Newbiggin By The Sea is just a few minutes drive to the East and local primary and secondary schools are within walking distance.

This fantastic family home has been much loved and improved by the current owners over many years and is beautifully presented throughout. Deceptively spacious with a stunning generous garden this is an opportunity not to be missed. Early viewings are essential to appreciate the accommodation on offer.

Briefly comprising; entrance porch, entrance hallway, lounge, dining room, kitchen, conservatory, utility, cloakroom and fourth reception/snug (formerly the garage). To the first floor master bedroom with en-suite bathroom, double bedroom two with roof terrace at the front, double bedroom three overlooking the garden at the rear and a further single bedroom.

Externally to the front a large block paved driveway allowing off street parking for multiple vehicles. An electric vehicle charging point is at the side of the house. To the rear a showstopping garden which is very well maintained and benefits from a purpose built garden room with decking area, two separate patio areas, two timber built sheds with lights and power points and a greenhouse. A perfect tranquil outdoor space for relaxing, entertaining and family time.

To arrange a viewing of your new home, please contact our Ashington Team.

Council Tax Band: D

Tenure: Freehold

Price: Offers In The Region Of £340,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Porch

2.44m x 0.91m (8'0" x 2'11")

Via main access door to the front. Windows to front and side, tile flooring.



## Entrance Porch Additional



## Entrance Hallway

Stairs to first floor with understair recess, built in cloak cupboard, double doors opening into the lounge, engineered oak flooring, radiator.



## Entrance Hallway Additional



## Lounge

4.96m x 4.76m (16'3" x 15'7")

Window to front with fitted vertical blinds, feature fireplace and hearth with real flame gas fire insert, engineered oak flooring, radiator.



## Lounge Additional



## Dining Room

Open archway into the kitchen, bifolding doors into the conservatory, radiator.



## Dining Room Additional



## Conservatory

3.27m x 2.95m (10'8" x 9'8")

Upvc construction with dwarf wall, vaulted roof and french doors opening into the rear garden. Fitted blinds throughout, engineered oak flooring, wall mounted electric radiator.



## Conservatory Additional



## Kitchen

4.72m x 3.28m (15'5" x 10'9")

Window to rear overlooking the rear garden with fitted blind. A contemporary fitted kitchen with a wide range of oak wall, floor and drawer units with brushed steel handles, contrasting square edge worktops, matching island and white tile splashbacks, one and a half resin sink and drainer with chrome mixer tap, integrated five burner gas hob with brushed steel splashback and chimney style extractor over, two separate integrated electric ovens, integrated fridge/freezer and dishwasher, pull out larder, patterned tiled flooring, spotlights to ceiling.



## Kitchen Additional



## Kitchen Addiitonal (2)



## Utility

3.19m x 1.98m (10'5" x 6'5")

Access door into the rear garden and window to side. Fitted white wall and base units with roll edge worktop, one and a half sink and drainer, plumbing for washing machine, patterned tile flooring, radiator.



## Cloakroom

Floating wash hand basin and push flush w.c with chrome fittings, white tiled splashback, wall mounted mirrored vanity unit, patterned tile flooring, concealed Worcester gas combi boiler.



## Reception 4/Snug

4.84m x 2.93m (15'10" x 9'7")

Formerly the garage and converted into a versatile reception room. Window to the front with fitted vertical blinds, built in storage cupboard, engineered oak flooring, radiator.



## Reception 4/Snug Additional



## First Floor Landing

Loft access hatch to the ceiling. The loft space is partially boarded with ample space for storage.



## First Floor Landing Additional



## Master Bedroom

4.40m x 3.14m (14'5" x 10'3")

Window to side, radiator.

Four piece en-suite bathroom.



## Master Bedroom Additional



## En-Suite Bathroom

2.90m x 2.52m (9'6" x 8'3")

Frosted window to side. A white freestanding oval bath with chrome freestanding tap and shower head attachment, a walk in double shower cubicle with white tray, rainfall shower and glass screen door, floating wash hand basin with chrome mixer tap and wall mounted mirrored vanity unit above, wall hung w.c with chrome dual flush, chrome heated towel rail, fully tiled walls and flooring with inset shelving.



## En-Suite Bathroom Additional



## Bedroom Two

Floor to ceiling window with access to the roof terrace with wrought iron balustrade. Fitted grey furniture with double wardrobe, overhead storage and book case, wood effect flooring, radiator.



## Bedroom Three

3.68m x 3.37m (12'0" x 11'0")

Window to the rear with garden view, fitted double wardrobe, wood effect flooring, radiator.



## Bedroom Three Additional



## Garden View



## Bedroom Four

2.78m x 2.20m (9'1" x 7'2")

Window to front, wood effect flooring, radiator. Currently used as a dressing room.



## Shower Room

2.56m x 2.36m (8'4" x 7'8")

Frosted window to rear. Walk in double shower cubicle with white tray, rainfall shower, curved glass screen door and quartz tile splashbacks, oversize floating wash hand basin with chrome mixer tap and mirrored vanity unit over, push flush w.c, quartz tiled flooring, built in storage cupboard, radiator.



## Rear Garden



## Rear Garden Additional



## Garden Room

3.77m x 2.81m (12'4" x 9'2")

Purpose built garden room with resin decking. The interior has spotlights, power points and wood effect flooring.



## Garden Room Interior



## Patio



## Second Patio Area



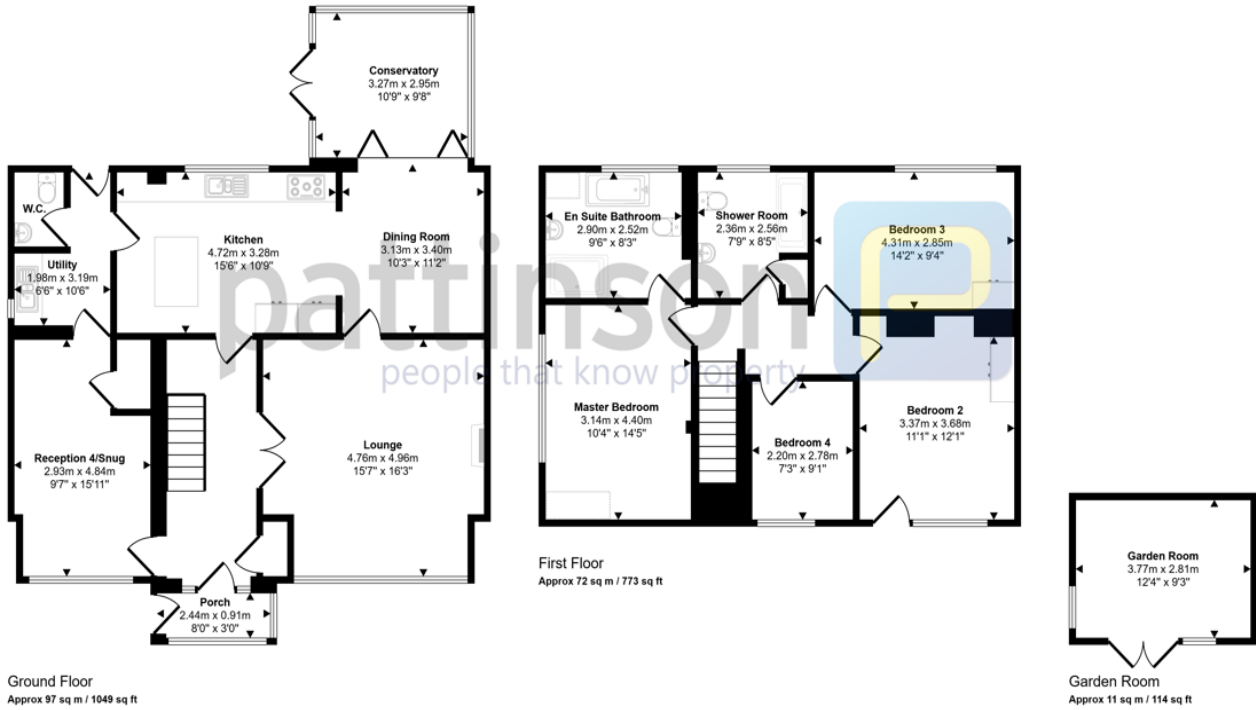
## Rear Elevation



## Front Elevation



Approx Gross Internal Area  
180 sq m / 1936 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 73        |
| (55-68) <b>D</b>                                   | 68                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

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