



## 4 bed detached house to buy in

Harrison Crescent, North Seaton,  
Ashington, Northumberland, NE63 0FD

# £265,000

 x 4  x 3  x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Modern Detached House
- ✓ Four Bedrooms, Master En-Suite
- ✓ Open Plan Kitchen/Diner
- ✓ Immaculate Throughout
- ✓ EPC Rating B

## Key Information

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

## Description

\*\*\*FABULOUS MODERN DETACHED HOUSE - FOUR BEDROOMS - MASTER EN-SUITE - OPEN PLAN KITCHEN/DINER/FAMILY ROOM - GROUND FLOOR CLOAKS - IMMACULATE THROUGHOUT - SOUTH FACING LANDSCAPED GARDEN - GARAGE - EV CHARGE POINT - THREE CAR DRIVE - POPULAR LOCATION - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this stunning four bedroom detached house situated on Harrison Crescent within the Essendene Rise development in North Seaton, Ashington. Built by Bellway Homes in 2021 as the original showhouse. A sought after location with local shops and amenities on hand and just a short distance into Ashington town centre with supermarkets, leisure facilities and excellent travel links including the new train station offering easy access into Newcastle city centre. The beautiful Northumberland coastline sits just two miles to the east. This spacious family home offers stylish modern living and is beautifully presented throughout.

As we anticipate a high level of interest, early viewings are essential to appreciate the accommodation on offer.

Briefly comprising; entrance hallway, cloakroom, lounge and open plan kitchen/diner/family room. To the first floor master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally to the front a three car driveway leading to the detached single garage with EV charge point. To the rear a generous landscaped south facing garden with lawns, patio and decking.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: D

Tenure: Freehold

Price: Offers In The Region Of £265,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 2021

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 Hallway

4.27m x 1.39m (14'0" x 4'6")

Via main access door to the front, stairs to the first floor, built in storage cupboard, half panelled wall, wood effect flooring, covered radiator.



## Entrance Hallway Additional



## Cloakroom

1.91m x 0.94m (6'3" x 3'1")

Frosted window to the front with fitted white venetian blind, pedestal wash hand basin with chrome mixer tap and large vanity mirror above, wall hung w.c with chrome dual flush, half tiled walls, wood effect flooring, radiator.



## Lounge

5.64m x 3.38m (18'6" x 11'1")

Large box bay window to the front, feature wall with panelling and wall mounted TV, neutral carpet, radiator.



## Lounge Additional



## Kitchen/Diner/Family Room

6.02m x 4.46m (19'9" x 14'7")

The kitchen area has a window to the rear with fitted white venetian blind. A range of contemporary grey matte wall, floor and drawer units with brushed steel handles, white square edge worktops and matching trims. One and a half stainless steel sink and drainer with chrome mixer tap, integrated four burner gas hob with brushed steel chimney style extractor over, separate integrated electric oven, integrated fridge/freezer and spotlights to the ceiling. The dining area/family room has French doors which open into the rear garden, a freestanding black gas flame effect fire, space for dining table with drop light above, spotlights to the ceiling, wood effect flooring throughout, radiator.



## Kitchen Area



## Dining Area



## Family Area



## First Floor Landing

Built in storage cupboard, white & oak balustrade, neutral carpet.



## Master Bedroom

3.88m x 2.99m (12'8" x 9'9")

Window to the front, neutral carpet, radiator.



## Master Bedroom Additional



## En-Suite

*1.91m x 1.30m (6'3" x 4'3")*

Frosted window to the side with fitted white venetian blind. A walk in shower cubicle with white tray, chrome rainfall shower and glass screen door, pedestal wash hand basin with chrome mixer tap, wall hung w.c with dual chrome flush, large wall mounted vanity mirror, chrome heated towel rail, part tiled walls, tiled flooring.



## Bedroom Two

*3.38m x 2.98m (11'1" x 9'9")*

Window to the rear with fitted white venetian blinds, neutral carpet, radiator.



## Bedroom Two Additional



## Bedroom Three

*2.95m x 2.33m (9'8" x 7'7")*

Window to the rear with fitted white venetian blinds, neutral carpet, radiator.  
Currently used as a study.



## Bedroom Four

*2.96m x 2.13m (9'8" x 6'11")*

Window to the front with fitted white venetian blinds, neutral carpet, radiator.  
Currently used as a dressing room.



## Bathroom

*2.03m x 1.68m (6'7" x 5'6")*

Frosted window to the side with fitted white venetian blind. A modern fitted white three piece suite comprising panelled bath with chrome mixer tap, floating wash hand basin with chrome mixer tap and wall hung w.c with chrome dual push flush. Chrome heated towel rail, half tiled walls, tiled flooring, spotlights to the ceiling.



## Rear Garden



## Rear Garden Additional



## Rear Elevation



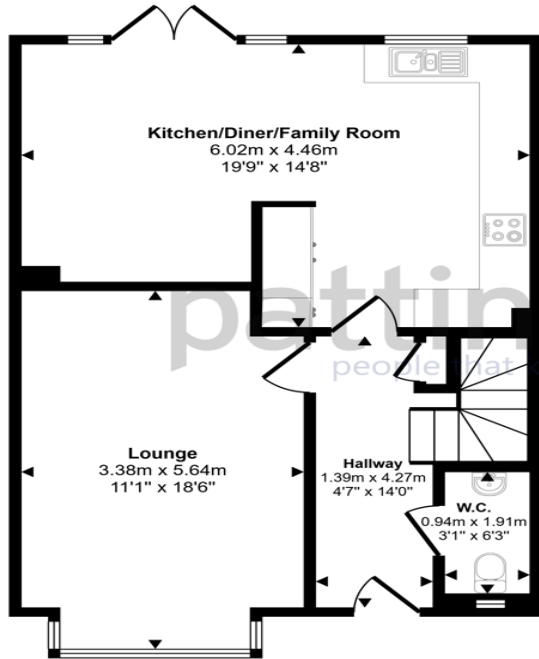
## Front Elevation



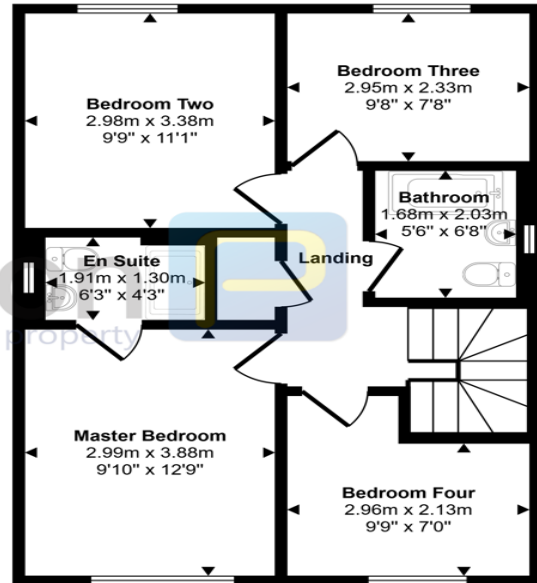
## Garage & Driveway



Approx Gross Internal Area  
109 sq m / 1178 sq ft



Ground Floor  
Approx 55 sq m / 595 sq ft



First Floor  
Approx 54 sq m / 583 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               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         | 94                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Harrison Crescent, North Seaton, Ashington, Northumberland, NE63 0FD

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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