



## 4 bed detached house to buy in

The Demesne, Ashington,  
Northumberland, NE63 9TW

**£300,000**

 x 4  x 2  x 1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Four Bedroom Detached
- ✓ Popular Location
- ✓ Spacious Kitchen
- ✓ Utility Room
- ✓ EPC Rating D

## 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

Proudly presented for sale, this charming four-bedroom detached house is graciously situated in the well-regarded area of Ashington. This remarkable property is deeply appealing to anyone looking for tranquillity and convenience in equal measure.

Welcomed by an inviting entrance, you are immediately drawn into the heart of the home, a spacious kitchen. Perfect for the passionate home cook, the kitchen offers ample worktop space and plenty of room for all necessary appliances, with enough area leftover for informal, day-to-day dining.

The property boasts a total of four well-proportioned bedrooms exhibiting an optimum level of comfort. The rooms are perfectly designed to allow plenty of natural light during the day, imparting a warm, upbeat ambiance throughout. With two bathrooms, the morning rush hour becomes a thing of the past. Each bathroom is fully fitted with modern fixtures to ensure a refreshing start to your day.

A dedicated reception area ensures a warm welcome for guests and provides a calming space to unwind after a long day.

Location benefits include its popularity among those searching for the best Ashington has to offer. Its proximity to local amenities and transport links enhance its appeal, making everyday living and commuting a breeze.

Combining these characteristic features, the property conveys a unique charm and a cosy atmosphere that's hard to resist. It offers a fantastic opportunity for those seeking a comfortable space to live, grow, and create lasting memories.

We heartily recommend early viewing. Please don't hesitate to contact Pattinson Estate Agents to arrange a personal inspection of this dazzling property.

Notice: All measurements are approximate and photographs provided are for guidance only.

Council Tax Band: D

Tenure: Freehold

Price: £300,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



## Lounge

5.41m x 4.83m (17'8" x 15'10")

Double glazed window to the front, radiator, Fireplace with electric fire, doors leading to dining room,



## Dining Room

7.25m x 4.49m (23'9" x 14'8")

French doors to the rear leading to conservatory, radiator, Wooden bar, serving hatch to kitchen, wooden beams to ceiling, fireplace



## conservatory

Double glazed window to the rear and sides, tiled floor 2 ceiling fans



## Kitchen

4.66m x 3.62m (15'3" x 11'10")

Double glazed window to the rear, radiator, range of wall and base units with rolled top work surfaces, stainless steel single drainer sink, Gas hob with double oven, tiled floor, Pannelled ceiling with spot lights.



## Utility Room

3.03m x 3.92m (9'11" x 12'10")

UPVC door to the garden, Fitted base units Combi boiler Pannelled walls and ceiling, tiled floor leading to downstairs w.c



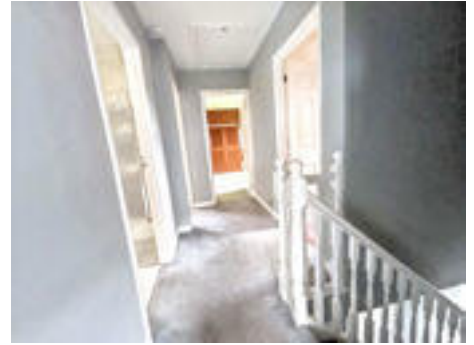
## W/C

Low level w/c. wash hand basin ,double glazed window to the rear, tiled floor



## First floor landing

Double glazed window to the rear, Loft access.



## Main Bedroom

4.45m x 3.19m (14'7" x 10'5")

Double glazed window to the rear, radiator,



## En-suite

Double glazed window to the rear, Low lever w.c, wash hand basin set in vanity unit, two chrome ladder radiators, fully tiled, jacuzzi bath, mirror wall cabinet, tiled flooring.



## Bedroom two

4.41m x 3.37m (14'5" x 11'0")

Double glazed window to the front, radiator, UPVC door leading to a balcony, fitted wardrobes



## Bedroom Three

4.49m x 2.80m (14'8" x 9'2")

Double glazed window to the rear, radiator



---

## Bedroom Four

2.87m x 2.21m (9'4" x 7'3")

Double glazed window to the front, radiator, storage cupboard



---

## External

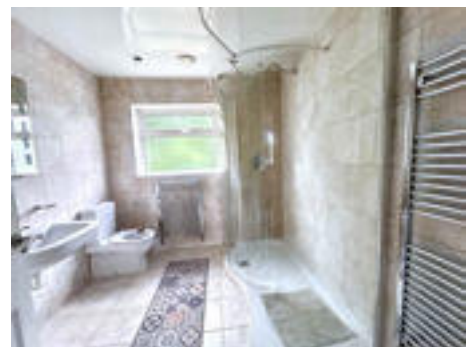
Well Established garden mainly laid to lawn, raised patio area, shrubs and plants



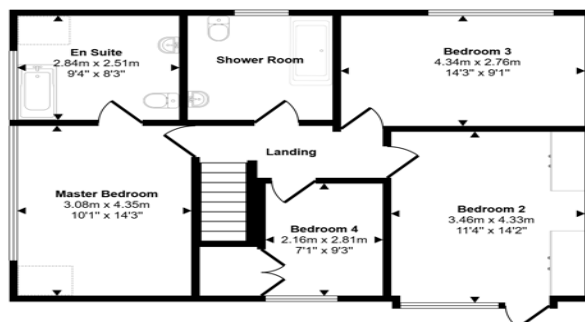
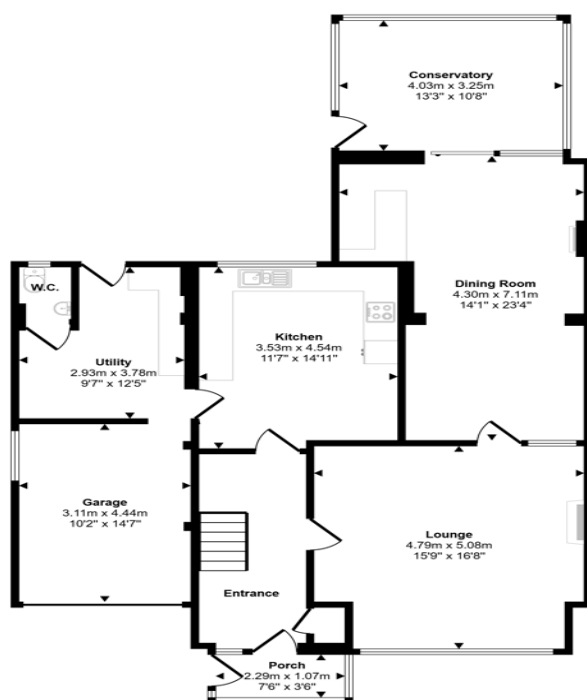
---

## Main Bathroom

Low level w.c, Wash hand basin, shower cubicle connected to the mains, two chrome ladder radiators, extractor fan, panelled ceiling, spotlights, storage cupboard, floor to ceiling tiles



Approx Gross Internal Area  
193 sq m / 2076 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>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 71        |
| (55-68) <b>D</b>                            | 55                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

The Demesne, Ashington, Northumberland, NE63 9TW

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

