



## Nursery Park, Ashington

### £395,000

This immaculate detached property, currently listed for sale, is a haven of tranquility, offering an ideal living environment for families. Recently renovated to an extremely high standard, the property boasts unique features such as a stunning fireplace, high ceilings, and an open-plan layout throughout, providing a spacious and airy feel. The property includes four generously proportioned bedrooms. The master bedroom is particularly notable for its ample space and abundant natural light, while all bedrooms have been newly refurbished, enhancing their fresh and modern appeal. The house features a single large bathroom, complete with a luxurious free-standing bath and a heated towel rail.

As with the rest of the property, the bathroom has been newly refurbished, ensuring it's at the height of modern comfort and style. The heart of the home is undoubtedly the open-plan kitchen, equipped with a sleek kitchen island and state-of-the-art modern appliances. This space is perfect for entertaining or family dinners, seamlessly blending functionality with style. Two reception rooms provide ample space for relaxation and entertainment. Both rooms are open-plan, with high ceilings and wood floors, emphasizing the property's sense of space and light.

The living area is adorned with a charming fireplace, while the garden room boasts large windows and provides direct access to the large established gardens, offering a beautiful view of the River Wansbeck. Additionally, the property includes a double garage and off-street parking. The gardens features a patio and decking area, perfect for outdoor entertainment in the warmer months.

This home is a perfect blend of charm, luxury, and modern amenities, offering a truly unique living experience in an outstanding location.

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# Nursery Park Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

UPVC entrance door, porch with double glazed window, stairs to first floor landing, laminate flooring.

### CLOAKS/WC

Low level WC, wash hand basin set in vanity unit, tiled flooring, double glazed window, part tiling to walls, heated towel rail.

### LOUNGE AREA OPEN TO GARDEN ROOM 19'3 (5.87) X 12'4 (3.76)

Brick fire place, high ceiling, double radiator, television point.

### GARDEN ROOM 18'10 (5.74) x 11'10 (3.61)

Double aspect double glazed windows to side, large sliding double glazed patio doors to rear, single radiator, high ceiling with 2 velux windows, 2 double radiators.

### KITCHEN 19'4 (5.89) x 11'2 (3.40) recently fitted November 23

Double aspect double glazed windows to side, range of wall, floor and drawer units with quartz work surfaces, built in electric fan assisted double oven, integral electric hob, integrated fridge, freezer washing machine, dishwasher, laminate flooring, spotlights, double glazed door to side, built in cupboard, steps down to living area.

### FIRST FLOOR LANDING

Loft access, single radiator.

### BEDROOM ONE 16'3 (4.95) x 9'0 (2.74)

Double glazed window to rear, single radiator, coving to ceiling, fantastic view of the River Wansbeck.

### BEDROOM TWO 10'0 (3.05) x 13'0 (3.96)

Double glazed window to rear, single radiator, coving to ceiling, fantastic view of River Wansbeck.

### BEDROOM THREE 10'1 (3.07) x 8'5 (2.57)

Double glazed window to side, single radiator, built in cupboard, coving to ceiling.

### BEDROOM FOUR 9'10 (2.99) x 9'9 (2.97) entrance level

Double glazed window to front, single radiator, vaulted ceiling.

### BATHROOM/WC recently fitted November 23

4 piece white suite comprising: roll top free standing bath, mains shower cubicle with mixer tap, wash hand basin set in vanity unit, low level WC, spotlights, 2 double glazed windows to side, heated towel rail, part tiling to walls, tiled flooring.



**FRONT GARDEN**

Laid mainly to lawn, bushes and shrubs, flower borders, walled surrounds, driveway leading to garage, block paved.

**REAR GARDEN**

Laid mainly to lawn, patio area, gate to river, bushes shrubs and trees, established border, decking area overlooking the River Wansbeck, power points.

**DOUBLE GARAGE 16'8 (5.08) x 16'9 (5.11)**

Detached, electric roller door, power and lighting.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas (BAXI boiler installed October 22)

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway, on street.

**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: D**

**EPC RATING: D**





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