



## Poppy Drive Blyth

- Fantastic Four Bedroom Detached
- Highly Sought After Portland Wynd
- Garage and Off-Street Parking
- Downstairs WC / En-suite
- Must Be Viewed
- MAINS - Gas, Electric, Heating and Sewerage

**£265,000**



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ROOK  
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SAYER

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# Poppy Drive

NE24 4TP

FANTASTIC FOUR BEDROOM FREEHOLD DETACHED FAMILY HOME, SITUATED ON THE SOUGHT AFTER PORTLAND WYND . STUNNING THROUGHOUT AND BRIEFLY COMPRISES : IMPRESSIVE HALLWAY, DOWNSTAIRS CLOAKS/W.C., FRONT LOUNGE WITH FEATURE BAY WINDOW, FABULOUS DINING KITCHEN, INTEGRATED APPLIANCES, LARGE DOUBLE STORAGE PANTRY AND FRENCH DOORS TO THE REAR GARDEN . THERE ARE FOUR BEDROOMS TO THE FIRST FLOOR, THE MASTER BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM AND A SUPERB FAMILY BATHROOM. FRONT, DOUBLE LENGTH, BLOCK PAVED DRIVEWAY, LAWNED AREA AND GARAGE. WE ARE SO EXCITED TO OFFER THIS HIGHLY SOUGHT AFTER PROPERTY TO OUR WAITING CLIENTS AND JUST KNOW YOU WILL FALL IN LOVE AS SOON AS YOU STEP INSIDE!

## ENTRANCE

UPVC entrance door.

## ENTRANCE HALLWAY

Stairs to first floor landing.

## DOWNSTAIRS CLOAKS/ W.C

Low level w.c, hand basin, double window, radiator

## LOUNGE 17'15 (5.22m) x 12'91 (3.93m) max measurements into Bay window.

Double glazed window to front, tv point, radiator.

## KITCHEN/ DINER 17'72 (5.40m) x 11'72 (3.57m)

Double glazed window to rear, range of wall, floor and drawer units with roll top work surfaces, stainless sink unit and drainer with mixer tap., Electric oven with electric hob, integrated fridge freezer and washing machine, built in cupboard.

## LANDING

Access to loft

## BEDROOM ONE 10'59 (3.22m) x 8'74 (2.66m) min. measurements into recess

Double glazed window to front, fitted wardrobes, radiator.

## EN SUITE

Double glazed window to side, low level w.c, shower cubicle, radiator.

## BEDROOM TWO 11'58 (3.52m) x 8'62 (2.62m)

Double glazed window to rear, single radiator.

## BEDROOM THREE 11'84 (3.60m) x 5'78 (1.76m)

Double glazed window to rear, single radiator.

## BEDROOM FOUR 8'29 (2.52m) x 8'22 (2.50m)

Double glazed window to front, radiator.

## BATHROOM

Three piece white suite comprising panelled bath, low level w.c, wash hand basin, double glazed window to side, radiator.

## FRONT GARDEN

Laid to lawn, shrub borders, driveway leading to garage.

## REAR GARDEN

Laid mainly to lawn, fenced boundaries, patio area

## GARAGE

Single attached garage

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal / GOOD

Parking: GARAGE AND DRIVEWAY

## 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

**Council Tax Band: D**

**EPC Rating:B**

BL00009228/AJ/GH/01/05/24/V.4



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