



Ascot Grove Ashington

A beautifully presented four bedroom detached home on the popular Orchid Meadows estate in Ashington. The property briefly comprises of entrance hall, cloakroom, spacious lounge, dining room and a good sized kitchen diner with utility room. Upstairs there are four double bedrooms, the master with refurbished ensuite and fitted wardrobes and a modern updated bathroom. Externally you will find a lawned front garden with driveway to the garage and to the rear a garden laid mainly to lawn with a large decking area and patio. Early viewing is strongly recommended.

£275,000

ROOK
MATTHEWS
SAYER

01670 850 850
2 Laburnum Tce, Ashington, NE63 0XX

www.rookmatthewssayer.co.uk
ashington@rmsestateagents.co.uk

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Glazed composite entrance door, stairs to first floor landing, single radiator.

CLOAKS/WC

Low level WC, pedestal wash hand basin, vinyl flooring, extractor fan, tiling to walls, heated towel rail.

LOUNGE 10'5 (3.18) x 16'11 (5.16) into bay

Double glazed bay window to front, double radiator, fire surround with electric inset and hearth, laminate flooring, television point, coving to ceiling.

DINING ROOM 10'4 (3.15) x 9'11 (3.02)

Double glazed patio doors to rear, double radiator, coving to ceiling.

KITCHEN/DINING ROOM 14'5 (4.39) x 9'11 (3.02)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, plumbed for dishwasher, tiling to floor, spotlights, double glazed door to rear.

UTILITY ROOM 8'0 (2.44) x 4'7 (1.39)

Plumbed for washing machine, tiled flooring.

FIRST FLOOR LANDING

Loft access, built in storage cupboard.

LOFT

Partially boarded, insulated, pull down ladders, lighting.

BEDROOM ONE 11'3 (3.43) x 11'7 (3.53)

Double glazed window to front, single radiator, fitted wardrobes, laminate flooring.

EN SUITE

Double glazed window to front, low level WC, wash hand basin (set in vanity unit), mains shower cubicle with panelling to walls, part tiling to walls, heated towel rail, spotlights, vinyl flooring.

BEDROOM TWO 8'8 (2.64) x 11'0 (3.35)

Double glazed window to rear, single radiator, fitted wardrobes, laminate flooring.

BEDROOM THREE 8'6 (2.59) x 11'6 (3.51)

Double glazed window to front, single radiator, spotlights, laminate flooring.

BEDROOM FOUR 7'2 (2.18) x 8'4 (2.54)

Double glazed window to rear, single radiator, built in cupboard, laminate flooring.

BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, vanity cupboard.



FRONT GARDEN

Laid mainly to lawn, driveway leading to garage, low maintenance garden.

REAR GARDEN

Laid mainly to lawn, large patio area and decking.

GARAGE

Single, attached, up and over door, power and lighting, water tap.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

EPC RATING: E





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