

# Meadow View Blyth

Luxurious and stunning Three Bedroom detached family home located on this highly sought after development within the semi-rural village of Bebside. Built with large windows and boasting a country feel your family will love what this beautiful home has to offer. Stylish and contemporary, presented to the highest of standards throughout. Impressive hallway, downstairs cloaks/WC. Fabulous dining kitchen and sitting area with doors to the rear garden. To the first floor you have a Lounge, Two Bedrooms, Gorgeous family bathroom with shower. To the top floor you have a spacious landing, Bedroom One, Walk in wardrobe and Beautiful En-suite. Substantially improved rear garden with patio and lawn, front driveway boasting off street parking for Two Cars and attached garage. Energy efficient Air Source Heating System via radiators. NHBC warranty in place. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.



ROOK MATTHEWS

SAYER

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ENTRANCE UPVC entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard, access to garage

#### CLOAKS/WC

Low level WC, hand basin, wash hand basin set in vanity unit

LOUNGE 16'03 (4.95) X 10'564 (3.18) Double glazed window to front, single radiator

# KITCHEN/DINING ROOM 17'94 (5.41) x 10'70 (3.22) MAXIMUM MEASUREMENTS INTO RECESS AND UNITS

Double glazed window to rear, single 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, electric fan assisted oven, electric hob, plumbed for washing machine and dish washer, double glazed door to rear garden

# BEDROOM ONE & DRESSING ROOM maximum measurements into double doors

Double glazed double doors to front, single radiator **ENSUITE** 

Double glazed window to rear, low level WC, hand basin, shower cubicle, tiling to walls and floor, heated towel rail, spot lights

BEDROOM TWO 14'82 (4.47) X 9'56 (2.87 minimum measurements excluding recess Double glazed window to rear, single radiator

# BEDROOM THREE

Double glazed window to front, single radiator

## **BATHROOM WC**

3 piece suite comprising: shower over panelled bath, pedestal hand basin, low level WC, spot lights, double glazed window to rear, heated towel rail, tiled flooring

#### FRONT

Driveway for up to two vehicles

#### **REAR GARDEN**

Laid mainly to lawn, patio area, bushes and shrubs

# GARAGE

Single

## PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Air Source Heat Pump Broadband: ADSL modem Mobile Signal Coverage Blackspot: No







### Parking: Garage and Driveway National Housing Building Certificate: 5 years remaining

#### MINING

The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

# **BUILDING WORKS**

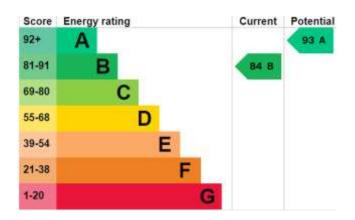
Any known planning permissions or proposals in the immediate locality: Yes – extensions being built at properties in the street Outstanding building works at the property: No

## 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

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any applicances. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any applicances. RMS has not sought to verify the legal title of the property and the buyers sub tobain verification to this property. More representation or warranty whatever in relation to this property.

# **16 Branches across the North-East**



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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