



Scoular Drive Ashington

Exceptionally well presented extended four bedroom family home in the popular North Seaton area of Ashington close to local shops and with excellent transport links via the Spine road. The property boasts a hallway, large study/home office, spacious lounge, well presented kitchen diner, cloakroom, utility and stunning garden room on the ground floor.

To the first floor you will find a master bedroom with en suite, two double bedrooms, a single bedroom and a family bathroom. Externally there is a large block paved driveway and double garage to the front while to the side and rear you have a lovely well established garden with a lawn, shrubs and trees. Viewing strongly recommended.

£260,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Glazed composite door, stairs to first floor landing, double radiator, LVT flooring, door to study/home office.

LOUNGE 12'5 (3.78) x 14'10 (4.52)

Double glazed bow window to front, double radiator, fire surround with marble effect inset and hearth, gas fire, television point, coving to ceiling, double doors to kitchen diner, LVT flooring.

STUDY/ HOME OFFICE 7'8 (2.33) x 14'10 (4.52)

Double glazed window to front, double radiator, built in storage cupboard.

KITCHEN/DINING ROOM 17'3 (5.26) x 10'9 (3.28)

Double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, LVT flooring.

CLOAKS/WC (off kitchen)

Low level WC, wash hand basin (set in vanity unit), LVT flooring, double glazed window, single radiator.

UTILITY ROOM

Double glazed window to rear, fitted base units and work surfaces, space for fridge/freezer, plumbed for washing machine, single radiator, LVT flooring, double glazed door to rear.

GARDEN ROOM 14'11 (4.55) x 10'2 (3.10)

Double radiator, LVT flooring, double glazed sliding doors to rear garden.

FIRST FLOOR LANDING

Loft access, built in storage cupboard, double radiator.

LOFT

Partially boarded, pull down ladders, lighting.

BEDROOM ONE 10'3 (3.12) x 11'8 (3.56)

Double glazed window to front, single radiator, fitted mirrored wardrobes, television point.

EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, mains shower cubicle, heated towel rail, tiling to floor.



BEDROOM TWO 9'3 (2.82) x 11'1 (3.38)

Double glazed window to rear, single radiator.

BEDROOM THREE 7'11 (2.41) x 12'3 (3.73) max

Double glazed window to front, fitted mirrored wardrobes, television point.

BEDROOM FOUR 5'2 (1.57) to front of wardrobes x 8'7 (2.62)

Double glazed window to rear, single radiator, fitted sliding door wardrobes.

BATHROOM/WC

Shower over panelled bath, low level WC, pedestal wash hand basin, tiling to floor.

FRONT GARDEN

Bushes and shrubs, driveway (for four cars) leading to garage, block paved.

REAR GARDEN to 3 sides of property

Laid mainly to lawned area, patio area/decking, bushes and shrubs.

DOUBLE GARAGE

Attached, electric door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

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

COUNCIL TAX BAND: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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