



## Ascot Grove Ashington

Very well presented four bedroom detached home in the popular Orchid Meadows estate in Ashington close to all amenities. The property boasts a beautiful lounge, cloakroom, light and airy modern kitchen dining area and a large sun lounge downstairs, to the first floor there are four good sized bedrooms, the master with ensuite and a contemporary family bathroom. Externally there is a double drive way to the integral garage and to the rear you will find a lawn with raised borders and a decking area. This is a fantastic property and we would recommend early viewing to avoid disappointment.

# £280,000

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## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Composite entrance door, stairs to first floor landing, laminate flooring, single radiator.

### CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), laminate flooring, extractor fan.

### LOUNGE 10'4 (3.15) x 15'7 (4.75)

Double glazed bay window to front, double radiator, fire surround with stone inset and hearth, television point, coving to ceiling, double doors to dining room.



### KITCHEN/DINING ROOM 25'3 (7.70) x 10'0 (3.05)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for range oven, space for fridge/freezer, integrated washing machine and dishwasher, laminate flooring, spotlights.



### SUN ROOM 10'9 (3.28) x 13'11 (4.24)

Dwarf wall, double glazed windows. Double radiator, laminate flooring, television point.

### FIRST FLOOR LANDING

Loft access, built in storage cupboard.

### LOFT

Fully boarded, pull down ladders, lighting.

### BEDROOM ONE 11'3 (3.43) x 11'6 (3.51)

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



### EN SUITE

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

### BEDROOM TWO 8'4 (2.54) x 11'6 (3.51)

Double glazed window to front, single radiator.

### BEDROOM THREE 8'9 (2.67) x 11'0 (3.35)

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

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

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

**BATHROOM/WC**

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

**FRONT GARDEN**

Open aspect, laid mainly to lawn, driveway leading to garage.

**REAR GARDEN**

Laid mainly to lawn, raised flower beds, decking area.

**GARAGE**

Integral, single, 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: TBC**

**EPC TO FOLLOW**





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