



Belford Meadows

Ashington

Rare to the market, larger style four bedroom detached family home on the popular Portland Estate in Ashington close to local shops and the newly opened train station. This well presented property briefly comprises of a hallway, study, cloakroom, spacious lounge, dining room and a stunning kitchen with granite worktops and integrated appliances. To the first floor there are four good sized bedrooms, three with built in wardrobes and the master with a modern ensuite. The family bathroom is bright and contemporary. Externally you will find a block paved front garden with a driveway for two cars and a separate garage while to the rear there is a lovely low maintenance garden with a patio area and artificial grass.

£285,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite part glazed entrance door, stairs to first floor landing, tiled flooring.

CLOAKS/WC

Low level WC, wash hand basin, tiling to floor, single radiator.



LOUNGE 10'10 (3.30) x 15'8 (4.78) + bay window

Double glazed window to front, single radiator, television point, coving to ceiling.

DINING ROOM 7'11 (2.41) x 9'8 (2.95)

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

OFFICE 9'2 (2.79) x 8'9 (2.67)

Double glazed window to front, single radiator, coving to ceiling.



KITCHEN 12'1 (3.68) x 12'3 (3.73)

Range of wall, floor and drawer units with coordinating granite work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge, freezer, washing machine, and dishwasher, tiling to floor, spotlights, double glazed patio doors to rear.

FIRST FLOOR LANDING

Double glazed window to side, loft access, built in storage cupboard.

LOFT

Partially boarded.



BEDROOM ONE 10'9 (3.28) x 10'7 (3.22) plus wardrobes

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

EN SUITE

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

BEDROOM TWO 8'7 (2.62) x 11'10 (3.61)

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

BEDROOM THREE 9'2 (2.79) x 8'3 (2.52)

Double glazed window to front, single radiator, television point.

BEDROOM FOUR 7'11 (2.41) x 6'5 (1.96) to front of wardrobes

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

BATHROOM/WC 6'1 (1.85) x 7'7 (2.31)

3 piece 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, spotlights, part tiling to walls, tiled flooring, extractor fan.

FRONT GARDEN

Driveway for 2 cars leading to garage, electric charging point.

REAR GARDEN

Low maintenance garden, patio area, bushes and shrubs, water tap providing hot or cold water, artificial lawn, electric point.

SINGLE GARAGE

Detached, up and over 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: Driveway with electric charging point, garage.

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: C

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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