



Grange Close Blyth

This superbly positioned substantial detached home, is nestled in a quiet cul-de-sac on the sought-after South Beach Estate. Boasting a generous rear garden, the property welcomes you with an inviting entrance hallway leading to a convenient downstairs cloakroom/WC. The spacious lounge features a charming bay window and an attractive Log burner creating a warm and welcoming atmosphere. A separate extended Kitchen /diner complete with integrated appliances, opens up to a fabulous conservatory, with doors opening to the rear garden, offers an ideal space for relaxation, While a utility room provides additional practicality . Upstairs, a spacious landing to four excellent bedrooms, all benefiting from fitted robes. The impressive master suite includes a dedicated dressing area with further storage and a stylishly re-fitted en-suite shower room. A contemporary family bathroom, serves the remaining bedrooms. Outside, the greatly improved rear garden boasts an outside bar ideal for entertaining with a side path offering convenient access to the front. A driveway and attached garage complete this exceptional family home, which perfectly blends comfort, style, and practicality in a prime coastal location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£300,000

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ENTRANCE

Door

ENTRANCE HALLWAY

Feature archway, turned staircase to the first floor

DOWNSTAIRS CLAKS/WC

Hand washbasin with mixer taps, low level WC with push button cistern, radiator, double glazed window



LOUNGE (Front) 15'0 x 12'1 (4.57m x 3.68m) excluding depth of attractive walk in bay

Double glazed bay window, log burner, coving to ceiling

KITCHEN/DINER 14'21 (4.32) X 9'20 (2.79)

Double glazed window to rear, range of floor units, gas hob with extractor fan above, integrated dish washer, radiator

UTILITY ROOM 9'1 x 5'1 (2.77m x 1.55m)

Laminate flooring, fitted base units, roll edge worktops, single drainer sink unit, electric double oven, plumbed for automatic washing machine, free standing fridge, wall mounted combination boiler, tiled splash backs, double glazed window, double glazed door to rear garden, door to garage



CONSERVATORY 9'10 x 10'1 (2.99m x 3.07m)

Excellent sized double glazed conservatory with wall lights, double glazed French doors opening to the rear garden

FIRST FLOOR LANDING

Feature window to the front, airing cupboard, ceiling rose, loft access

BEDROOM ONE (Front) 12'1 x 9'1 (3.68m x 2.77m) including depth of robes

Attractive fitted robes, radiator, double glazed window

EN-SUITE

Contemporary re-fitted En-suite comprising of shower cubicle with chrome shower, pedestal washbasin with mixer taps, low level WC, with push button cistern, double glazed window, radiator, fully tiled walls

Dressing Area 5'1 x 4'0 (1.55m x 1.22m)

Sliding mirrored robes



BEDROOM TWO (Front) 10'0 x 8'1 (3.05m x 2.46m) excluding depth of robes

Fitted robes, radiator, double glazed window

BEDROOM THREE (Rear) 10'1 x 9'1 (3.07m x 2.77m) including depth of robes

Fitted robes, additional cupboard, double glazed window, radiator

BEDROOM FOUR (Rear) 8'0 x 8'1 (2.44m x 2.46m) including depth of robes

Fitted robes, radiator, double glazed window, radiator, coving to ceiling

FAMILY BATHROOM/WC

Modern suite comprising of, large bath, chrome shower, pedestal washbasin, low level WC, double glazed window, modern, half height tiling, towel radiator

Externally

Excellent size rear garden with a North-Westerly aspect, benefiting from lower bungalows surrounding to the side, allowing maximum sunlight. The garden has been substantially improved to benefit from patios, artificial lawn, outside bar, side pathway, outside tap, gated access to the front driveway and attached garage with electric shutter. There is a shared drive access to enter the driveways of the two properties in this small and private cul-de-sac

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas Heating
- Broadband: Fibre to Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

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





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