



Mallard Way Blyth

This is a rare opportunity to acquire a fabulous extended detached home, occupying a generous plot with an extensive south-easterly facing rear garden. Tucked away at the head of a peaceful cul-de-sac and backing onto an open aspect, the property enjoys both privacy and a prime position in the highly sought-after South Beach area. The impressive double-storey rear extension adds exceptional living space, with beautiful views over the garden and beyond. Inside, the home begins with a welcoming entrance porch leading into a light and airy lounge, perfect for relaxing or entertaining. The heart of the home is the stunning newly fitted kitchen, with downstairs WC thoughtfully extended and featuring integrated appliances, a stylish centre island, and patio doors that open out to the rear garden—ideal for indoor-outdoor living. Upstairs, there are three well-proportioned bedrooms, including a unique master suite with its own sitting area, offering panoramic views and an abundance of natural light. The family bathroom is finished to a high standard, with a modern suite and contemporary tiled flooring. Externally, the property benefits from a double to triple-length driveway, a garage, and beautifully maintained gardens that truly set this home apart. With space, style, and a location to match, this is a one-of-a-kind property that must be viewed to be fully appreciated. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£280,000

ROOK
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SAYER

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ENTRANCE

UPVC entrance door to porch

ENTRANCE HALLWAY

Stairs to first floor landing, spotlights

CLOAKS/WC

Low level WC, hand basin

LOUNGE 13'10 (4.22) X 10'91 (3.28)

Double glazed window to front, single radiator, electric fire



KITCHEN/DINER 19'95 (6.02) X 15'94 (4.80)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating work surfaces, co-ordinating sink unit and drainer with mixer tap, electric fan assisted oven, electric hob, integrated fridge/freezer, washing machine and dish washer, spotlights, double glazed doors to rear garden

FIRST FLOOR LANDING

LOFT

Partially boarded

BEDROOM ONE 20'25 (6.12) X 15'94 (4.80) L shape, maximum measurements into L shape

Double glazed window to rear, single radiator



BEDROOM TWO 13'67 (4.12) X 10'13 (3.07)

Double glazed window to front

BEDROOM THREE 10'27 (3.10) X 7'33 (2.21) maximum measurements into recess

Double glazed window to front, single radiator, built in cupboard

BATHROOM/WC

4 piece suite comprising: Panelled bath, wash hand basin set in vanity unit, low level WC, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring

FRONT GARDEN

Laid mainly to lawn, off street parking

REAR GARDEN

Laid mainly to lawn, decking, south facing

GARAGE

Single



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage, driveway and on street parking

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





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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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