



Meadow View

Blyth

Stunning Family Home in Exclusive Blyth Location with Spacious Interiors and Scenic Views Nestled in one of Blyth's most prestigious and rural-feeling residential areas, this well-presented detached family home offers a balance of comfort, style, and opportunity. Located in a peaceful cul-de-sac, this four-bedroom property is thoughtfully designed for modern family living, with appealing proportions and elegant features throughout. The accommodation spans three floors, providing versatile spaces for living and relaxation. Upstairs, you'll find three well-appointed bedrooms, including a master suite with a walk-in wardrobe and En-suite shower room, plus a family bathroom. The bright rear-facing lounge offers direct access to a charming balcony, where you can unwind while taking in the beautiful, sweeping views. Additionally, the first-floor landing includes a convenient office area, ideal for remote work or study. On the ground floor, Reception room currently set up as a lounge, offers the flexibility to serve as a fourth bedroom if desired. The heart of the home is undoubtedly the expansive kitchen and dining room, equipped with integrated appliances, log burner and bi-fold doors that open directly onto the garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a utility room, WC and storage area that used to be a garage. Outside, the property boasts a substantial south-west facing garden providing ample outdoor space and privacy. With room for expansion if needed, this property is brimming with potential for future growth. A private driveway provides parking for up to three cars, making it a practical choice for families. This home combines serene rural charm with modern convenience, presenting an excellent opportunity for buyers looking for their forever home. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£325,000

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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Storage cupboard

CLOAKS/WC

Low level WC, hand basin

GROUND FLOOR

LOUNGE/ FOURTH BEDROOM 13'87 (4.17) X 9'01 (2.74)

Double glazed window to front

KITCHEN/DINER 26'96 (8.15) X 12'0 (3.66) maximum measurements into recess – L shape

Double glazed bi-fold doors, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob, integrated fridge/freezer and dish washer, log burner

UTILITY ROOM 6'40 (1.93) x 5'57 (1.65)

Stainless steel sink unit, plumbed for washing machine

FIRST FLOOR LANDING:

LOUNGE 16'14 (4.90) X 10'74 (3.22)

Two patio doors to terrace, with fabulous views

BEDROOM THREE 10'09 (3.05) X 9'09 (2.74)

Double glazed window to front

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin, low level WC, spot lights, part tiling to walls, storage cupboard

SECOND FLOOR LANDING

Loft access

BEDROOM ONE 12'82 (3.86) X 10'82 (3.25) minimum measurements excluding recess

Double glazed window to front, walk in wardrobe

EN-SUITE

Low level WC, hand basin, shower cubicle, heated towel rail

BEDROOM TWO 16'11 (4.90) X 8'97 (2.67) minimum measurements excluding recess

Double glazed window to rear

FRONT

Driveway for up to four cars, gravelled area

REAR GARDEN

Laid mainly to lawn, patio area



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Electric
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: 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.

ACCESSIBILITY

- This property has:
- Ramp access
- Level access
- Suitable for wheelchairs

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: B

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



