



## Font Drive Blyth

This stunning four-bedroom detached family home is ideally situated within a sought-after modern development. Offering spacious and beautifully presented accommodation across three floors, the property is perfectly located close to Asda, well-regarded local schools, and major transport links, making it an ideal choice for families. Upon entering, you're greeted by a welcoming hallway leading to a bright and airy lounge and a fabulous dining kitchen featuring integrated appliances and double-glazed French doors opening out to the generous rear garden. A separate utility room and a convenient downstairs WC complete the ground floor. The first floor hosts three well-proportioned bedrooms, including a second bedroom with a stylish En-suite shower room, along with a modern family bathroom. The top floor is home to a spacious principal bedroom complemented by an additional En-suite, creating a perfect private retreat. Outside, the property enjoys a large, stunning rear garden mainly laid with artificial turf, patio and decking a detached garage, and a private driveway, providing ample off-street parking. This exceptional home combines space, style, and a prime location, making it a must-see for growing families. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £250,000

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# Font Drive Blyth

## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

## CLOAKS/WC

Low level WC, single radiator

## LOUNGE 12'90 (3.89) X 12'21 (3.7)

Double glazed window to front, single radiator, panelled wall, tiled flooring



## KITCHEN/DINING ROOM 18'14 (5.77) X 9'26 (2.79)

Double glazed window to rear, 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 oven, gas hob, integrated fridge/freezer and dish washer, spot lights, double glazed door to rear garden

## UTILITY ROOM 7'60 (2.29) X 5'34 (1.60)

Fitted base units/work surfaces, plumbed for washing machine, double glazed door to rear garden

## FIRST FLOOR LANDING

Built in storage cupboard



## BEDROOM ONE 13'75 (4.15) X 11'17 (3.38)

Double glazed window to rear, velux window to front, built in cupboard, loft access

## EN-SUITE

Double glazed window to rear, low level WC, hand basin, single radiator, shower cubicle, part tiling to walls, tiled flooring

## BEDROOM TWO 10'63 (3.20) X 11'94 (3.58) minimum measurements excluding recess

Double glazed window to front, single radiator

## EN-SUITE

Double glazed window, low level WC, hand basin, shower cubicle, part tiling to walls, tiled flooring

## BEDROOM THREE 9'59 (2.87) X 9'55 (2.87)

Double glazed window to rear, single radiator

## BEDROOM FOUR 9'56 (2.87) X 6'23 (1.88)

Double glazed window to rear, single radiator, fitted wardrobes

## BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, double glazed window to side, single radiator, part tiling to walls, tiled flooring

## FRONT GARDEN

Laid mainly to lawn



**REAR GARDEN**

Low maintenance garden, decking area, artificial lawn

**GARAGE**

Single, on street parking

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage & driveway
- Management/Service charge: £180.00

**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/is:
- Suitable for wheelchairs
- Level access
- Wide doorways

**TENURE**

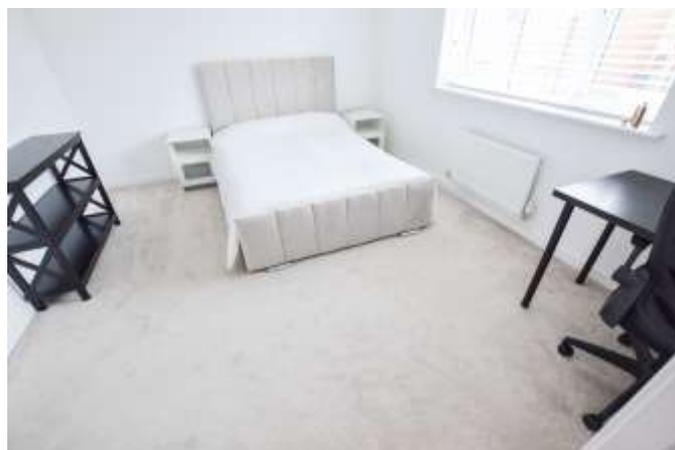
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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