



### 3 bed detached house to buy in

Belford Meadows, Ashington,  
Northumberland, NE63 8SH

# £240,000

 x 3  x 2  x 2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Modern Detached House
- ✓ Three Bedrooms, Master En-Suite
- ✓ Beautifully Presented Throughout
- ✓ Converted Garage
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*MODERN DETACHED HOUSE - THREE BEDROOMS - MASTER EN-SUITE - BEAUTIFULLY PRESENTED - GROUND FLOOR CLOAKS - KITCHEN/DINER - STUDY - UTILITY - LOVELY WEST FACING GARDEN - TWO CAR DRIVEWAY - POPULAR LOCATION - MUST BE VIEWED\*\*\*

Pattinson Estate Agents are delighted to welcome to the sales market this modern three bedroom detached house situated on Belford Meadows in the popular Portland development in Ashington, Northumberland. A sought after location which is ideally placed for access to local primary and secondary schools, shops, supermarkets, leisure facilities and travel links. The newly opened train station links directly into Newcastle city centre and by road, Morpeth sits just seven miles to the west. The front of the house has open views across Ashington Rugby Club.

This fantastic family home has been much loved and improved by the current owners including a garage conversion to create a study & utility room, is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout. As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, kitchen/diner, cloakroom, study and utility. To the first floor master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms and family bathroom. There is also a boarded loft space with drop down ladder. Externally to the front a block paved two car driveway and additional visitor parking. To the rear a pleasant enclosed west facing garden with astro turf, block paved patio, timber planters, shed and side gate for access.

To view your new home, please contact our Ashington Team.

Council Tax Band: C

Tenure: Freehold

Price: £240,000

Property Type: Detached House

Parking: Driveway, Private

Year built: 2015

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Hallway

Via main access door to front, pvc panelled walls, radiator.



## Study

2.73m x 2.30m (8'11" x 7'6")

Window to front with fitted blinds, herringbone wood effect flooring, spotlights to ceiling, wall mounted electric radiator.



## Study Additional



## Utility Room

2.38m x 2.28m (7'9" x 7'5")

Fitted white units with black handles and white square edge worktops, black resin sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer and fridge/freezer, grey vertical radiator, herringbone wood effect flooring, spotlights to ceiling.



## Lounge

5.29m x 3.28m (17'4" x 10'9")

Box bay window to front with fitted blinds, wall mounted TV point, radiator.



## Lounge Additional



## Inner Hallway

Stairs to first floor, radiator.



## Kitchen/Diner

Window to rear with fitted blinds and French doors opening into the rear garden. The kitchen area is fitted with a range of cream high gloss wall, floor and drawer units with brushed steel handles, wood effect square edge worktops and matching trims, one and a half stainless steel sink and drainer with chrome mixer tap, integrated gas hob and electric oven with brushed steel splashback and chimney style extractor over, plumbing for dishwasher, space for fridge freezer and housed Ideal Logic gas central heating boiler. The dining area has a feature panelled wall and wall mounted TV point. Wood effect flooring throughout and spotlights to the ceiling.



## Kitchen Area

3.22m x 2.28m (10'6" x 7'5")



## Dining Area

3.41m x 2.48m (11'2" x 8'1")



## Cloakroom

Floating wash hand basin with chrome taps and tiled splashback, push flush w.c, extractor fan, wood effect flooring, radiator.



## First Floor Landing

Window to side, large built in storage cupboard, loft access hatch to the ceiling. The loft space is boarded and has a drop down ladder.



## Master Bedroom

3.88m x 2.95m (12'8" x 9'8")

Window to front with fitted roller blind. Open views across the rugby club to the front. Full length fitted triple wardrobes, half panelled feature wall, wall mounted TV point, radiator.



## Master Bedroom Additional



## En-Suite

1.93m x 1.17m (6'3" x 3'10")

Frosted window to front. A double walk in shower cubicle with white tray, dual head chrome shower and glass screen door, pedestal wash hand basin with chrome taps, push flush w.c, part tiled walls, vinyl flooring, radiator.



## Bedroom Two

3.47m x 2.77m (11'4" x 9'1")

Window to rear with fitted roller blind, radiator.



## Bedroom Two Additional



## Bedroom Three

3.07m x 2.37m (10'0" x 7'9")

Window to rear with fitted roller blind, radiator.



## Bedroom Three Additional



## Bathroom

2.99m x 1.58m (9'9" x 5'2")

Frosted window to front. Fitted with a three piece white suite comprising panelled bath with chrome shower tap attachment, pedestal wash hand basin with chrome taps and push flush w.c. Half tiled walls, vinyl flooring, radiator.



## Bathroom Additional



## Rear Garden



## Rear Elevation



## Rear Views



## Front Elevation

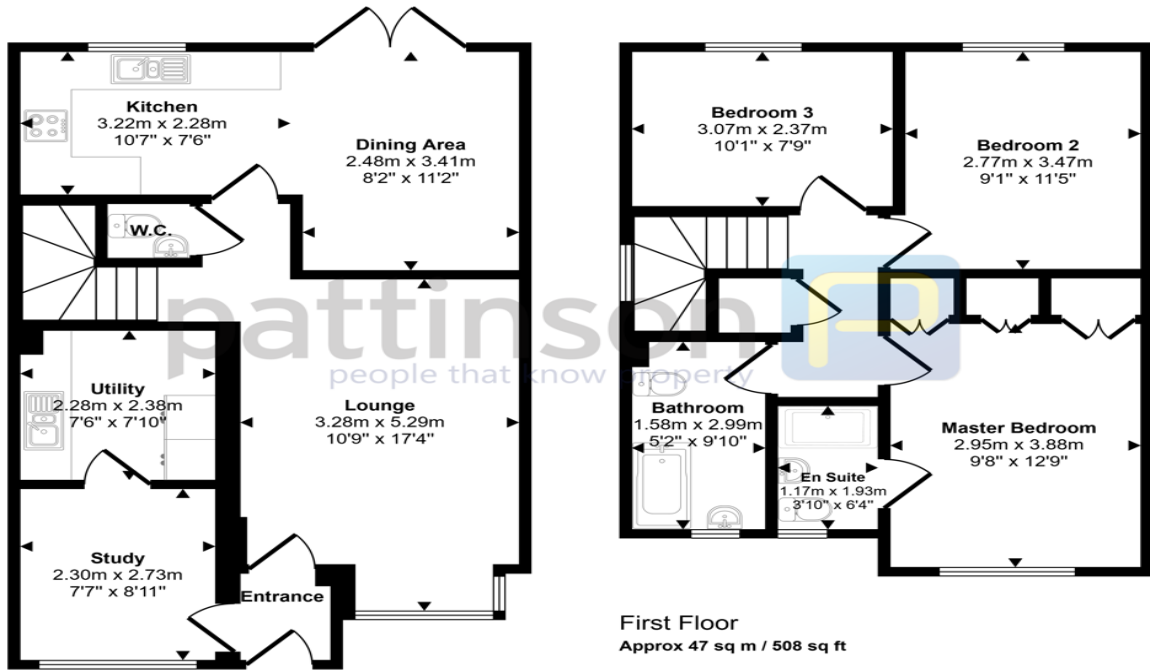


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## Front Views



Approx Gross Internal Area  
102 sq m / 1097 sq ft



Ground Floor  
Approx 55 sq m / 589 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		78	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Belford Meadows, Ashington, Northumberland, NE63 8SH

Contact your local branch today for more information on this property:

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