



To buy

## 4 bed detached house to buy in

Otterburn Drive, Fallowfield, Ashington,  
Northumberland, NE63 8LP

# £430,000

🛏 x4 🚿 x3 🚗 x3

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ Split Level Detached House
- ✓ Four Bedrooms, Master En-Suite
- ✓ Three Receptions & Conservatory
- ✓ Modern Integrated Kitchen
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*FREEHOLD - RARE TO THE MARKET - STUNNING SPLIT LEVEL DETACHED HOUSE - FOUR BEDROOMS - MASTER EN-SUITE - THREE RECEPTIONS - WELL PRESENTED THROUGHOUT - GENEROUS PLOT - CLOAKS - INTEGRATED KITCHEN - CONSERVATORY - FIRST FLOOR BALCONY - STUNNING RIVER VIEWS - SOUTH FACING GARDEN - DOUBLE GARAGE - NEW RESIN DRIVEWAY - NEW DOORS & DOUBLE GLAZING - MUST BE VIEWED\*\*\*

Pattinson Estate Agents proudly present a rare opportunity to purchase this stunning four bedroom split level detached house situated on Otterburn Drive within the highly sought after Fallowfield in Ashington, Northumberland. Ideally placed for access to local primary and secondary schools, local amenities, shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre. In an elevated position with beautiful open views across the river Wansbeck the house sits on a fantastic plot in this highly desirable location.

A spacious and well presented family home which must be viewed to appreciate the accommodation on offer.

The property begins with a tiered entrance hallway with large skylight, stairs leading down to the lower level and up to the first floor. A reception room/study to the front elevation and access door into the double garage.

The lower level consists of hallway, cloakroom, lounge, conservatory, dining room with French doors opening into the garden and integrated kitchen.

The upper floor has a bright and airy landing leading to the master bedroom with fitted wardrobes, four piece en-suite bathroom and external balcony. Three further bedrooms and four piece family bathroom complete the interior.

Externally to the front an open plan lawned garden area with newly laid grey resin driveway, new front door and double garage with new black access door. To the rear a stunning south facing garden with lawn, paved patio and gravelled seating area which makes a perfect spot for relaxing or entertaining.

To arrange your viewing please contact our Ashington sales team.

Council Tax Band: E

Tenure: Freehold

Length of Lease: 962

Price: £430,000

Property Type: Detached House

Parking: Double Garage, Driveway

Year built: 1992

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 the front. Split landing with stairs to the lower and upper floors, large skylight to the ceiling, secure access door into the double garage



## Entrance Hallway Additional



## Reception Three/Study

3.06m x 2.49m (10'0" x 8'2")

Window to front, radiator.  
Currently used as a study.  
Fits comfortably a double bed.



## Reception Three/Study Additional

## Lower Level Hallway

4.01m x 4.35m (13'1" x 14'3")

Double doors into the dining room, radiator.



## Lower Level Hallway Additional



## Cloakroom

1.69m x 1.02m (5'6" x 3'4")

Frosted window to side with roller blind, compact wash hand basin with chrome mixer tap and tiled splashback, push flush w.c, tiled flooring, radiator.



## Lounge

5.25m x 4.53m (17'2" x 14'10")

Full length window to rear and sliding patio doors opening into the conservatory. White fireplace and hearth with electric flame effect fire and wall mounted TV point above, wood effect flooring, radiator.



## Lounge Additional

## Lounge Additional (2)



## Conservatory

3.34m x 2.58m (10'11" x 8'5")

Upvc construction. Access door into the rear garden, wood effect flooring.

Open views across the rear.



## Conservatory Additional



## Dining Room/Reception Two

3.87m x 2.90m (12'8" x 9'6")

French doors opening into the rear garden, wood effect flooring, radiator. Currently used as a play room.

## Dining Room Additional



## Kitchen

5.68m x 2.60m (18'7" x 8'6")

Windows to the rear and side with fitted roller blinds. Access door to the side. A modern fitted kitchen with a wide range of high gloss and wood effect wall, floor and drawer units with roll edge worktops, matching breakfast bar, kick lights and matching trims, one and a half black resin sink with mixer shower tap and InSinkErator for food waste, integrated electric hob with black glass splashback and black curved glass extractor over, two integrated electric ovens, separate grill and microwave and warming drawer, integrated dishwasher and wine cooler, space for American fridge freezer, spotlights to ceiling, triple drop light over the breakfast bar, wood effect flooring, radiator.



## Kitchen Additional



## Kitchen Additional (2)

## Kitchen Additional (3)



## First Floor Landing

Large Skylight to ceiling, built in storage cupboard, radiator.



## First Floor Landing Additional



## Master Bedroom

4.22m x 2.75m (13'10" x 9'0")

French doors with side panel windows opening onto the external balcony, full length fitted sliding door wardrobes, wood flooring, radiator.



## Master Bedroom Additional



## Balcony

3.64m x 2.46m (11'11" x 8'0")

Wrought iron balustrade and tiled flooring. Open river views across the rear and side.



## Balcony Additional



## Master En-Suite

4.27m x 1.63m (14'0" x 5'4")

Frosted window to front. White panelled bath with chrome taps and shower head attachment, wash hand basin and low level w.c set in a white vanity unit with chrome fittings and black countertop, a walk in corner shower cubicle with white tray, chrome fittings, pvc panelled splashbacks and curved glass screen doors, part tiled walls, vinyl flooring, chrome heated towel rail.



## Master En-Suite Additional



## Bedroom Two

4.00m x 2.67m (13'1" x 8'9")

Bay window to rear with fitted blind. Open views across the rear.  
Wood flooring, radiator.



## Bedroom Two Additional



## Bedroom Two Additional (3)



## Bedroom Three

3.13m x 2.44m (10'3" x 8'0")

Window to rear with open views, radiator.



## Bedroom Three Additional



## Bedroom Four

3.09m x 2.34m (10'1" x 7'8")

Window to rear with open views, wood flooring, radiator.



## Bedroom Four Additional



## Bathroom

3.58m x 1.60m (11'8" x 5'2")

Frosted window to side. White panelled bath with chrome taps and shower head attachment, oversize wash hand basin with chrome mixer tap and vanity storage beneath, w.c, walk in shower cubicle with white tray, chrome fittings and glass screen doors, chrome heated towel rail, part tiled walls, tiled flooring, spotlights to ceiling.



## Bathroom Additional



## Rear Garden



## Rear Garden Additional



## Rear Elevation



## Rear Views



## Rear Views Additional

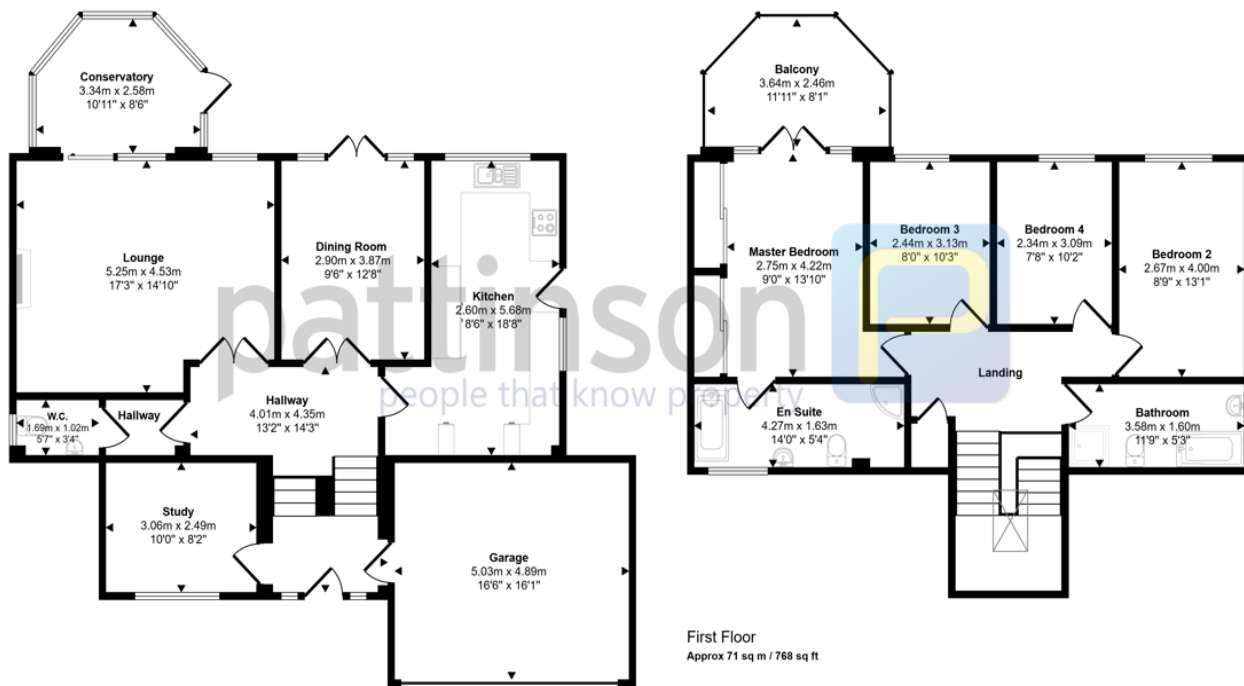


## Garage & Driveway

## Floor Plan



Approx Gross Internal Area  
178 sq m / 1920 sq ft



Ground Floor  
Approx 107 sq m / 1152 sq ft

First Floor  
Approx 71 sq m / 768 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Otterburn Drive, Fallowfield, Ashington, Northumberland, NE63 8LP

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

