



To buy

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## 5 bed detached house to buy in

Scoular Drive, North Seaton, Ashington,  
Northumberland, NE63 9SE

# £265,000

 x 5  x 2  x 1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Detached Family Home
- ✓ Five Bedrooms, Master En-Suite
- ✓ Kitchen/Diner & Utility
- ✓ Ground Floor Cloaks
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*SUPERB DETACHED HOUSE - SOUGHT AFTER LOCATION - FIVE BEDROOMS - MASTER EN-SUITE - KITCHEN/DINER - CLOAKROOM - UTILITY - UPGRADED BATHROOM - WELL PRESENTED - GARDEN - DOUBLE DRIVEWAY - GARAGE - MUST BE VIEWED\*\*\*

Pattinson Estate Agents are delighted to welcome to the sales market this fantastic five bedroom detached house situated on Scoular Drive in North Seaton on the outskirts of Ashington, Northumberland. Rare to the market this is a highly sought after location in a tranquil setting. Ideally placed for access to local primary and secondary schools, shops, supermarkets and leisure facilities. Travel links are close by including the new Ashington train station linking directly into Newcastle city centre. The Northumberland coastline sits just two miles to the East with Newbiggin By The Sea being the closest town.

This spacious family home is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing. Viewings are essential to appreciate the accommodation on offer.

Briefly comprising; entrance hallway, lounge, kitchen/diner, conservatory, ground floor cloaks and utility room. To the first floor master bedroom with fitted wardrobes and en-suite shower room, four further double bedrooms and upgraded family bathroom. Externally to the front a double driveway and single garage. To the rear an enclosed lawned garden with patio and side gate for access.

To arrange your viewing please contact our Ashington Team

Council Tax Band: D

Tenure: Freehold

Price: Offers In The Region Of £265,000

Property Type: Detached House

Parking: Driveway & Garage

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

4.46m x 1.76m (14'7" x 5'9")

Main access door to the front with frosted side panel, stairs to first floor, wood effect flooring.



## Lounge

5.28m x 3.46m (17'3" x 11'4")

Box bay window to the front with fitted blinds, inset fireplace with wood mantle, radiator.



## Lounge Additional



## Kitchen/Diner

5.26m x 3.05m (17'3" x 10'0")

Window to rear with fitted blind and sliding patio doors into the conservatory. Fitted with a range of white wall, floor and drawer units with wood effect square edge worktops, breakfast bar and white tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven and hob with brushed steel extractor over, understair storage cupboard, grey vertical radiator, wood effect flooring, spotlights to ceiling.



## Kitchen Area



## Dining Area



## Conservatory

2.92m x 2.75m (9'6" x 9'0")

Upvc construction with vaulted roof and sliding doors opening into the rear garden. Wood effect flooring.



## Utility

3.04m x 2.24m (9'11" x 7'4")

Access door into the rear garden and window to the rear with fitted blinds. Wall units and worktop matching the kitchen with white tiled splashbacks, wall mounted gas combi boiler, plumbing for washing machine and tumble dryer, wood effect flooring, radiator.



## Cloakroom

1.45m x 1.27m (4'9" x 4'2")

Frosted window to side, pedestal wash hand basin, push flush w.c, half tiled walls, vinyl flooring, radiator.



## First Floor Landing

Built in storage cupboard housing hot water cylinder tank, loft access hatch to the ceiling.



## Master Bedroom

4.32m x 2.74m (14'2" x 8'11")

Window to front with fitted blind, fitted double sliding door wardrobe, radiator.



## Master Bedroom Additional



## En-Suite

1.59m x 1.47m (5'2" x 4'9")

Frosted window to front. Walk in shower cubicle with white tray, chrome fittings and glass screen door, pedestal wash hand basin, push flush w.c, chrome heated towel rail, spotlights to ceiling, vinyl flooring.



## Bedroom Two

3.19m x 2.69m (10'5" x 8'9")

Window to rear with fitted blind, radiator.



## Bedroom Three

Window to rear with fitted blind, built in wardrobes and shelving,



## Bedroom Four

2.89m x 2.27m (9'5" x 7'5")

Window to front with fitted blind, built in double mirrored sliding door wardrobe, wood effect flooring, radiator.



## Bedroom Four Additional



## Bedroom Five

2.70m x 2.11m (8'10" x 6'11")

Window to rear with fitted blind, radiator.



## Bathroom

1.90m x 1.85m (6'2" x 6'0")

Frosted window to side. A recently upgraded fitted suite comprising panelled bath with chrome dual head rainfall shower over and glass screen door, wash hand basin and w.c set in a navy vanity unit with chrome fittings, chrome heated towel rail, white & grey marbled high gloss tiled walls, LED vanity mirror, light wood effect flooring, spotlights to ceiling.



## Bathroom Additional



## Rear Garden



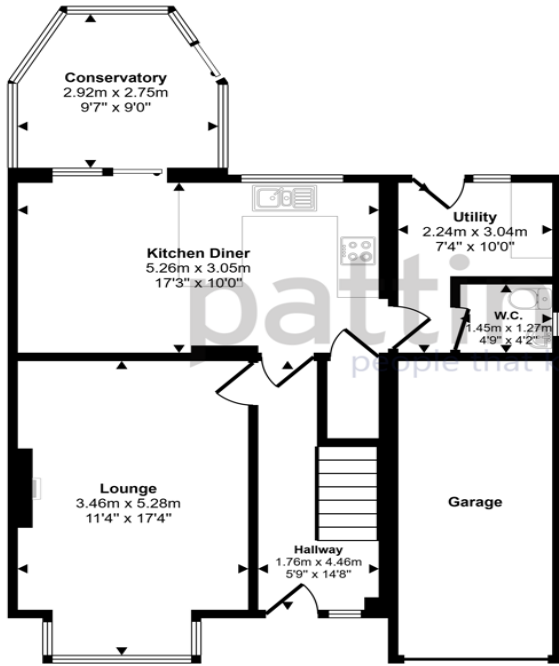
## Rear Elevation



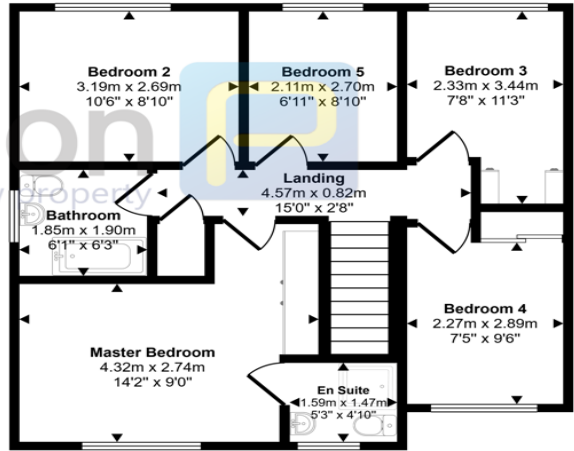
## Front Elevation



Approx Gross Internal Area  
131 sq m / 1412 sq ft



Ground Floor  
Approx 72 sq m / 774 sq ft



First Floor  
Approx 59 sq m / 638 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>			84
(69-80) <b>C</b>		75	
(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	

Scoular Drive, North Seaton, Ashington, Northumberland, NE63 9SE

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)**

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