

pattinson 

## 4 bed detached house to buy in

Faldo Drive, Ashington, Northumberland,  
NE63 9JL

# £275,000

 x 4  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Stunning Detached House
- ✓ Four Bedrooms, Master En-Suite
- ✓ Upgraded Kitchen & Bathroom
- ✓ Utility & 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

\*\*\*MODERN DETACHED FAMILY HOME - FOUR BEDROOMS, MASTER EN-SUITE - UPGRADED KITCHEN/DINER - UTILITY - CLOAKS - UPGRADED BATHROOM - MEDIA WALL - GARDEN - GARAGE - TRIPLE DRIVEWAY - EV CHARGE POINT - IMMACULATE THROUGHOUT - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents are delighted to welcome to the sales market this exceptional four bedroom detached house situated on Faldo Drive within the popular Seaton Vale development in Ashington. Ideally located for access to local primary and secondary schools with a local Tesco Express on site and just a short walk into the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre. Newbiggin By The Sea sits just two miles to the east and Morpeth five miles to the west.

This spacious family home has been much loved and improved by the current owners and is immaculate throughout. As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, open plan kitchen/diner, utility room and ground floor cloakroom. To the first floor master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally to the front a three car driveway leading to the single integral garage with electric roller door and electric vehicle charge point. To the rear a pleasant lawned garden with patio and two sheds.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: D

Tenure: Freehold

Price: Offers In The Region Of £275,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 2006

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, stairs to the first floor, wood flooring, radiator.



## Entrance Hallway Additional



## Lounge

5.15m x 2.88m (16'10" x 9'5")

Box bay window to the front. Feature media wall with backlit flat screen TV, inset shelving and fitted LED remote control flame effect fire, double doors opening into the dining area, wood flooring, radiator.



## Lounge Additional



## Media Wall



## Kitchen/Diner

5.51m x 3.58m (18'0" x 11'8")

Window to the rear and French doors opening into the rear garden. The kitchen area has been recently upgraded and is fitted with a range of navy wall, floor and drawer units with white marbled quartz square edge worktops and breakfast bar and white tiled splashbacks, integrated gas on glass hob and electric oven with brushed steel extractor over, one and a half black resin sink and drainer with mixer tap, dishwasher, space for fridge/freezer, large understair pantry, wood flooring throughout, radiator.



## Kitchen Area



## Kitchen Area Additional (2)



## Dining Area



## Dining Area Additional



## Utility Room

2.66m x 1.61m (8'8" x 5'3")

Secure access to the side, black base unit and drawer with grey worktop and white tile splashbacks, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted Glo Worm gas boiler, wood flooring, radiator. Secure access door into the garage



## Utility Room Additional



## Garage

5.15m x 2.88m (16'10" x 9'5")

Electric roller door, EV charging point, lights and power points. Internal access door into the utility room.

## Cloakroom

Frosted window to the rear, pedestal wash hand basin with chrome taps and tile splashbacks, push flush w.c, wood flooring, radiator.



## First Floor Landing

Built in storage cupboard.



## First Floor Landing Additional



## Master Bedroom

4.28m x 2.94m (14'0" x 9'7")

Window to the front, radiator.



## Master Bedroom Additional



## En-Suite

2.14m x 1.59m (7'0" x 5'2")

Frosted window to the rear. Walk in shower cubicle with white tray, power rainfall shower and glass screen doors, wash hand basin set on a white vanity unit with chrome fittings, push flush w.c, part tiled walls, vinyl flooring, radiator.



## Bedroom Two

3.49m x 2.88m (11'5" x 9'5")

Window to the front, radiator.



## Bedroom Two Additional



## Bedroom Three

2.81m x 2.31m (9'2" x 7'6")

Window to the rear, radiator.



## Bedroom Three Additional



## Bedroom Four

2.79m x 2.76m (9'1" x 9'0")

Window to the rear, radiator.  
L-shaped.



## Bathroom

2.00m x 1.75m (6'6" x 5'8")

Frosted window to the rear. An upgraded white suite comprising deep fill panelled bath with dual head rainfall power shower over and glass screen door, bowl wash hand basin set in a white vanity unit and push flush w.c - all with modern black fittings. High gloss tiled splashbacks, tiled flooring, black heated towel rail, wall mounted illuminated anti fog mirror.



## Bathroom Additional



## Rear Garden



## Rear Garden Additional



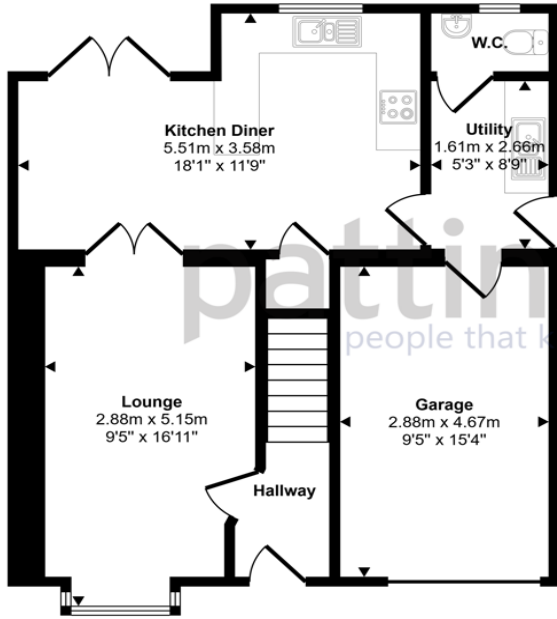
## Rear Elevation



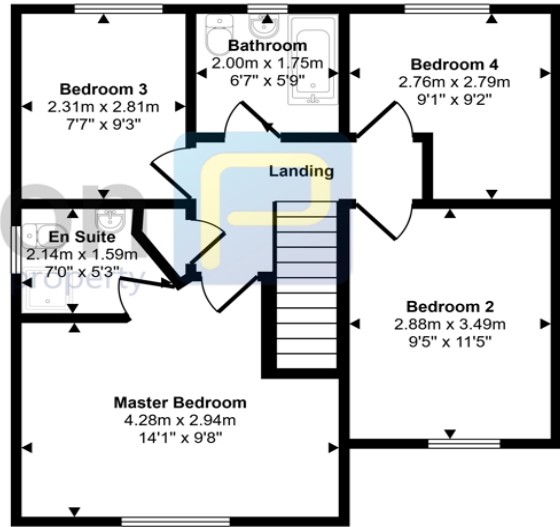
## Front Elevation



Approx Gross Internal Area  
113 sq m / 1212 sq ft



Ground Floor  
Approx 60 sq m / 649 sq ft



First Floor  
Approx 52 sq m / 563 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>		83
(69-80) <b>C</b>	73	
(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	

Faldo Drive, Ashington, Northumberland, NE63 9JL

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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