



### 3 bed detached house to buy in

The Demesne, North Seaton, Ashington,  
Northumberland, NE63 9TW

**£352,500**

🏠 x 3 🚿 x 2 🚻 x 2

Tenure

**Freehold**

### Property features

- ✓ NO UPPER CHAIN
- ✓ EXTENSIVE GARDENS
- ✓ THREE DOUBLE BEDROOMS
- ✓ CORNER PLOT
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Deceptively Spacious Detached Family Home on Prestigious Demesne Development

A rare chance to acquire a deceptively spacious and highly desirable detached residence, beautifully positioned within the sought-after Demesne development. This charming and versatile home is ideally suited to a wide range of purchasers, from growing families to those seeking a peaceful yet well-connected location.

Conveniently located just a short distance from Ashington town centre, residents benefit from a full range of amenities including both traditional high-street shopping and national retailers. Excellent local schools cater to all age groups, while transport links are superb with regular local bus services and direct access to the A189 spine road and A1 trunk road, providing smooth connections north and south. The nearby town of Morpeth offers a mainline East Coast rail station, with routes to Edinburgh, Newcastle, and London. The new Northumberland train line is available from Ashington town centre to Newcastle. For commuters, Newcastle city centre and Newcastle International Airport are both approximately 18 miles away.

Accommodation Comprises: Welcoming entrance porch, convenient cloakroom/WC, generous entrance hallway, well-appointed kitchen, bright and airy dining room overlooking the side garden and spacious and elegant lounge.

To the first floor, there are three well-proportioned double bedrooms, Master bedroom with access to a private balcony and family bathroom.

Set within extensive and mature gardens, the property enjoys well-established borders with mature shrubs, bushes, and trees, offering privacy and seasonal colour. The rear garden, side garden, and lawned front create a tranquil and impressive outdoor space. Additionally, the home includes a double garage, ideal for secure parking and storage.

For more information or to arrange a viewing please call our Morpeth office.

Council Tax Band: D

Tenure: Freehold

Price: £352,500

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Porch

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## Cloaks/W/C

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## Entrance Hallway

1.62m x 2.19m (5'3" x 7'2")

Spacious entrance hallway with stairs to the first floor, a central heating radiator and carpeted flooring.



## Kitchen

2.75m x 4.02m (9'0" x 13'2")

Fitted with a range of wall and base units, complementary work surfaces, integrated gas hob and electric oven, plumbing for a washing machine and dishwasher, as well as space for a fridge and freezer. There is a central heating radiator, with door to rear garden and two double glazed windows to the side and rear elevations allowing an abundance of natural light into the room.



## Dining Room

2.75m x 4.024m (9'0" x 13'2")

With double glazed windows and door to the side garden, carpeted flooring and a central heating radiator.



## Lounge

6.40m x 4.18m (20'11" x 13'8")

Large living room with a feature gas fire with surround, hearth and mantel, floor to ceiling double glazed window complemented by two additional double-glazed windows, carpeted flooring and central heating radiators.



## First Floor Landing

## Master Bedroom

4.22m x 5.24m (13'10" x 17'2")

Sizeable double room with fitted wardrobes, double glazed window and double glazed patio doors leading onto balcony.



## Bedroom Two

2.74m x 5.29m (8'11" x 17'4")

Double bedroom with central heating radiator, fitted wardrobes, double glazed window and sink unit.



## Bedroom Three

3.27m x 3.97m (10'8" x 13'0")

Double bedroom with central heating radiator, fitted wardrobes, double glazed window and sink unit.



## Bathroom

2.59m x 2.23m (8'5" x 7'3")

Fitted suite comprising; panelled bath with shower over, w/c and pedestal wash hand basin. Tiled walls, double glazed window, central heating radiator and storage cupboard.



## Front Garden

The property benefits from a driveway leading to a double garage, providing ample off-road parking. The front garden offers a welcoming approach, with an open outlook and a variety of mature shrubs and trees, adding to the property's charm and privacy.



## Side Garden

To the side of the property, a well-maintained lawn leads to a charming corner patio, beautifully enclosed by mature shrubs, bushes, and trees, offering a private and tranquil outdoor space



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## Rear Garden

The generous rear garden is thoughtfully divided into two distinct areas. The first is a charming paved section, bordered by mature trees and shrubs, and offering direct access to the double garage and storage outhouse. Steps lead down to a beautifully maintained lawned garden, fully enclosed by lush greenery for added privacy. This idyllic outdoor space is perfect for entertaining guests or enjoying al fresco dining in a tranquil setting.



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## Additional Rear Garden

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## Additional Image





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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 

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Contact your local branch today for more information on this property:  
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<https://www.gandtproperties.co.uk/>

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