



### 3 bed detached house to buy in

Rollyway Gardens, Hutton Park, Blyth,  
Northumberland, NE24 5BH

# £185,000

🏠 x3 🚿 x2 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Detached House
- ✓ Three Bedrooms
- ✓ Ground Floor Wc
- ✓ Play Room
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

For sale is a delightful 3-bedroom detached house situated in the charming neighbourhood of Hutton Park, Blyth.

As you approach this impressive home, you'll be captivated by its inviting exterior. Inside, the space has been designed to an exceptional standard with a tastefully neutral colourway.

The property boasts three ample-sized bedrooms, providing plenty of space for relaxation and respite. There is three bedrooms share a luxurious common bathroom, both offering exceptional modern fittings.

At the heart of this residence is the reception room, perfect for hosting and entertaining or simply unwinding after a long day. This area showcases ample natural light, enhancing the warm and inviting atmosphere that permeates the entire home.

The kitchen offers a wealth of space and storage solutions, equipped with top-of-the range, wall and base units with complimentary work tops, plumbed for washing machine, space for fridge freezer. Potential homeowner will find themselves perfectly set up for rustling up delicious meals or entertaining guests.

Externally, the property is surrounded by a well-manicured garden that offers a wonderful blend of green, providing a sense of peace and tranquillity include fully decked rear garden and summerhouse.

Located in Hutton Park, the property stands within a friendly community, offering great local amenities and excellent transport links, providing an easy commute for those travelling to nearby towns or cities.

All in all, this detached house is an ideal haven for those seeking a stylish and comfortable living space in a residential locale. This property is a fantastic investment opportunity or an excellent choice for a small family or couple seeking tranquillity just a stone's throw away from the hustle and bustle.

Please don't hesitate to get in touch and arrange a viewing - you won't be disappointed.

Council Tax Band: C

Tenure: Freehold

Price: Offers In Excess Of £185,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance Hall

Double glazed window, central heating radiator.

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## W/C

Window to the side, radiator, low level w/c, wash hand basin



## Lounge

4.48m x 4.43m (14'8" x 14'6")

Double glazed window, central heating radiator, media wall with living flame electric fire, stairs to first floor.



## Play room

2.87m x 2.53m (9'4" x 8'3")

Central heating radiator.



## Kitchen/Diner

Fitted with a range of wall draw and base units with complementary work surfaces, sink with drainer and mixer tap. Electric oven and hob, plumbed for washing machine. Double glazed window, french doors, central heating radiator.



## Bedroom One

4.01m x 2.48m (13'1" x 8'1")

Double glazed window, central heating radiator.



## Bedroom Two

3.40m x 2.50m (11'1" x 8'2")

Double glazed window, central heating radiator



## Bedroom Three

2.50m x 1.90m (8'2" x 6'2")

Double glazed window, central heating radiator.



## Bathroom Wc

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

Fitted with panelled bath, with shower over, hand wash basin, low level wc, double glazed frosted window, central heating radiator.



## Externally

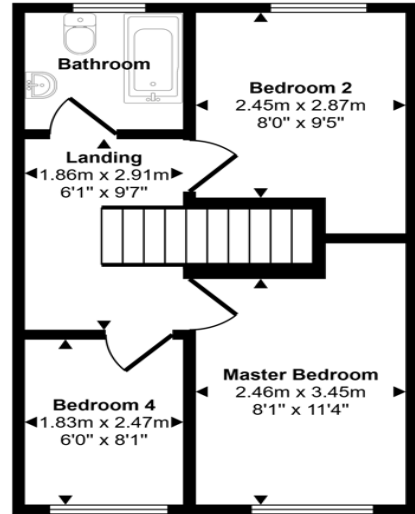
Externally there is a driveway, side access to rear garden with decking astro turf and summer house/ bar.



**Image 2**



Approx Gross Internal Area  
77 sq m / 829 sq ft



First Floor  
Approx 33 sq m / 359 sq ft

Ground Floor  
Approx 44 sq m / 470 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>			95
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(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	

Rollyway Gardens, Hutton Park, Blyth, Northumberland, NE24 5BH

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