



4 bed detached house to buy in

Orpine Court, Ashington,
Northumberland, NE63 8JQ

£267,000

 x 4  x 3  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Stunning Detached House
- ✓ Sought After Location
- ✓ Four Bedrooms, Master En-Suite
- ✓ Two Receptions & Conservatory
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

STUNNING DETACHED FAMILY HOME - FOUR BEDROOMS - MASTER EN-SUITE - TWO RECEPTIONS - CONSERVATORY - INTEGRATED KITCHEN - UTILITY - UPGRADED BATHROOMS - GROUND FLOOR CLOAKS - INTEGRAL GARAGE - LARGE DRIVEWAY - WEST FACING GARDEN - QUIET CUL DE SAC - MUST BE VIEWED

Pattinson Estate Agents proudly present this stunning four bedroom detached house situated on Orpine Court in Ashington. Set in a quiet cul de sac in this small development this modern family home is ideally placed for access to local primary and secondary schools and within easy reach of the town centre with an array of supermarkets, leisure facilities and travel routes including the new train station which links directly into Newcastle city centre.

Beautifully presented and spacious, the property has been much loved and improved by the current owners. Warmed via gas central heating (combi boiler) and Upvc double glazed throughout with a 'C' Rating EPC.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, dining room, conservatory, kitchen and separate utility. To the first floor master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally to the front a large block paved driveway allowing off street parking for four cars and a single integral garage. To the rear a generous and well maintained enclosed west facing garden with lawn, decked patio and pergola seating area.

To arrange your viewing please contact our Ashington Team who will be happy to assist.

Council Tax Band: C

Tenure: Freehold

Price: £267,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1989

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hallway

Via main access door to the front. Window to the side with fitted vertical blinds, high gloss tiled flooring, stairs to the first floor with two brushed steel hand rails, radiator.



Entrance Hallway Additional



Lounge

4.74m x 3.30m (15'6" x 10'9")

Boxed bay window to the front with fitted vertical blinds, feature fireplace and hearth with electric flame effect fire, double doors to the dining room, grey wood effect flooring, radiator.



Lounge Additional



Dining Room

3.33m x 2.68m (10'11" x 8'9")

Sliding patio doors into the conservatory, grey wood effect flooring, radiator.



Dining Room Additional



Conservatory

3.17m x 2.43m (10'4" x 7'11")

Full Upvc construction with vaulted roof and French doors opening into the rear garden. Grey wood effect flooring, radiator.



Conservatory Additional



Kitchen

3.60m x 2.70m (11'9" x 8'10")

Window to the rear with fitted venetian blinds. Fitted with a range of shaker style white wall, floor and drawer units with brushed steel handles, black roll edge worktops and matching trims. One and a half stainless steel sink and drainer with mixer tap, integrated electric hob with black glass splashback and curved glass extractor over, separate integrated double oven, integrated fridge/freezer, integrated dishwasher, patterned vinyl flooring, spotlights to the ceiling.



Kitchen Additional



Utility

2.62m x 1.43m (8'7" x 4'8")

Access door to the side. Fitted white wall and floor units with brushed steel handles, marbled roll edge worktop and white tile splashbacks, compact sink and drainer with mixer tap, space for under counter washing machine, tumble dryer and fridge, wall mounted gas combi boiler, patterned vinyl flooring, radiator.



Utility Additional



Cloakroom

Compact wash hand basin set in a white vanity unit with chrome mixer tap, push flush w.c, wood effect flooring.



First Floor Landing

White balustrade, loft access hatch to the ceiling, radiator.



Master Bedroom

4.02m x 2.93m (13'2" x 9'7")

Window to the rear with fitted vertical blinds, radiator.



Master Bedroom Additional



En-Suite

2.67m x 0.99m (8'9" x 3'2")

Frosted window to the side. A walk in shower cubicle with white tray, electric shower and glass screen door, wash hand basin and w.c set in a white vanity unit with storage, chrome heated towel rail, pvc panelled splashbacks, spotlights to the ceiling, tiled flooring.



En-Suite Additional



Bedroom Two

3.37m x 2.92m (11'0" x 9'6")

Window to the front with fitted vertical blinds, fitted double sliding mirrored door wardrobes, radiator.



Bedroom Two Additional



Bedroom Three

3.76m x 1.91m (12'4" x 6'3")

Window to the rear with fitted vertical blinds, built in storage cupboard, wood effect flooring.



Bedroom Four

2.60m x 1.95m (8'6" x 6'4")

Window to the front with fitted vertical blinds, built in storage cupboard, radiator. Currently used as a study.



Bathroom

2.63m x 1.63m (8'7" x 5'4")

Frosted window to the side. Fitted with a modern white three piece suite comprising panelled bath with chrome mixer tap and shower head, oversize wash hand basin set in a white vanity unit with chrome handles and chrome mixer tap, push flush w.c, chrome heated towel rail, built in airing cupboard, fully tiled walls and flooring.



Bathroom Additional



Rear Garden



Pergola/Seating Area



Decking



Rear Elevation



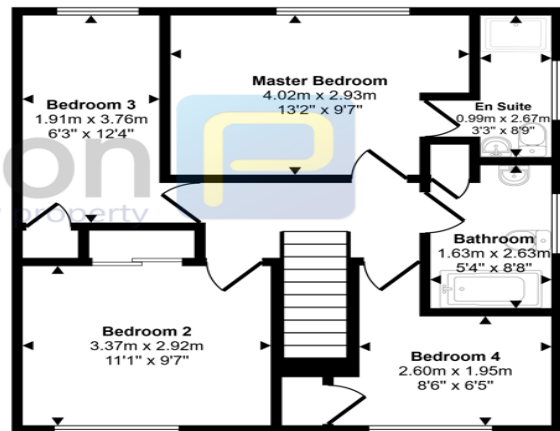
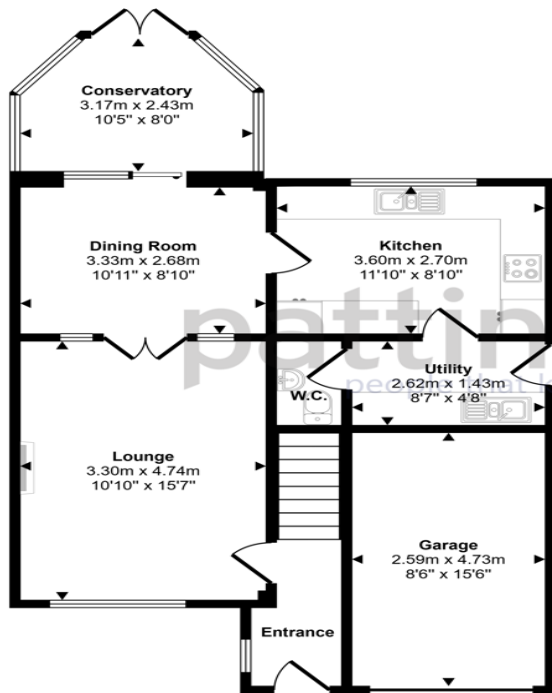
Front Elevation



Parking



Approx Gross Internal Area
122 sq m / 1310 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) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Orpine Court, Ashington, Northumberland, NE63 8JQ

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

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.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.

