



## 4 bed detached house to buy in

Ravens Hill Drive, Ashington, Ashington,  
Northumberland, NE63 8XU

# £285,000

 x4  x2  x2

Tenure

**Leasehold**

## Property features

- ✓ Well presented
- ✓ Four Bedrooms
- ✓ Detached family home
- ✓ Master with en-suite
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

01670 568096  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are pleased to welcome to the market this well presented, four bedroom detached family home set in one of the most desirable areas of Ashington on Ravens Hill Drive in the Well Head Dene Estate.

The property is located close to the local amenities including shops, pubs, restaurants, takeaways, supermarkets, leisure centre, local children's play park and more. Just a short walk away is the river Wansbeck providing some lovely walks and scenery. Neighbouring towns including Morpeth, Bedlington, and Cramlington are all a short drive away which offers further amenities including Manor Walks shopping centre, Sanderson Arcade offering designer shops, coffee shops and restaurants including the popular Barluga. Ashington is well known for its mining history and is still proud of this now with the Woodhorn Colliery Museum offering you the chance to experience the old mining lifestyle, the museum also offers family fun events throughout the year and links to the Queen Elizabeth II Country Park, Nature Reserve.

Ravens Hill Drive is within easy access to road links including A189 and the A1 making ease of commuting to the North and South. Ashington town centre also offers good bus links throughout the North East.

Accommodation briefly comprises: entrance hall, lounge, kitchen/diner, conservatory, first floor landing leading to all four bedrooms, master benefiting from en-suite facilities and there is a family bathroom. Externally the property benefits from a low maintenance garden to the front with established trees, lawn and driveway parking. To the rear there is a maintainable garden with lawn and gravelled areas with established hedges and shrubs, patio area perfect for entertaining and al-fresco dining.

To view please call Morpeth or email [morpeth@pattinson.co.uk](mailto:morpeth@pattinson.co.uk)

Council Tax Band: D

Tenure: Leasehold

Price: £285,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance Hallway

4.33m x 2.00m (14'2" x 6'6")

Upvc entrance door leading into the hallway, radiator, stairs leading to the first floor, tiled flooring.



## Lounge

5.45m x 3.24m (17'10" x 10'7")

Double glazed bay style window of front elevation, radiator, tv point, feature electric fire with mantel back and hearth, carpeted flooring.

## Kitchen/Diner

2.77m x 7.95m (9'1" x 26'0")

Fitted with a range of wall and base units with complimentary work surface and breakfasting bar, tiled splash backs, stainless steel sink and a half with drainer and mixer tap, integral double oven, four ring gas burning hob with wall mounted hood extractor, integral dishwasher and fridge, double radiator, two double glazed windows of rear elevation, patio doors leading into the conservatory, glass panelled French doors leading into the lounge, door leading into the garage, tiled flooring.



## Downstairs WC

1.44m x 0.76m (4'8" x 2'5")

Fitted with concealed cistern wc, vanity hand wash, heated towel rail, tiled walls and flooring.



## Conservatory

2.78m x 2.79m (9'1" x 9'1")

Upvc patio doors leading out into the garden, double glazed windows all around, tiled flooring.



## First Floor Landing

Loft access, carpeted flooring.

## Bedroom One

3.69m x 3.34m (12'1" x 10'11")

Double glazed bay style window of front elevation, fitted wardrobes and over head storage, double radiator, carpeted flooring.



## En-suite

1.65m x 1.97m (5'4" x 6'5")

Fitted suite comprising; concealed w/c, shower cubicle and hand wash bowl set on vanity unit. With double glazed window, tiled walls, vinyl flooring and heated towel radiator.



## Bedroom Two

3.68m x 2.47m (12'0" x 8'1")

With double glazed window and central heating radiator.



## Bedroom Three

3.29m x 3.28m (10'9" x 10'9")

With double glazed window, laminate flooring and central heating radiator.



## Bedroom Four

Double glazed window of rear elevation, radiator, laminate flooring.



## Bathroom

3.05m x 1.45m (10'0" x 4'9")

Fitted suite comprising; panelled bath with shower over and folding glass shower screen, concealed w/c and vanity wash hand basin. With double glazed window, tiled walls, vinyl flooring and heated towel radiator.




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## Externally

To the front there is a low maintenance front garden and driveway parking leading to the single garage. Access from the side leads to the enclosed rear garden. With patio area and lawn.





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

Ravens Hill Drive, Ashington, Ashington, Northumberland, NE63 8XU

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](mailto:ashington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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