



## 6 bed detached house to buy in

Garcia Drive, Ashington, Ashington,  
Northumberland, NE63 9HF

# £360,000

 x 6  x 3  x 2

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ Exceptional Modern Detached
- ✓ Six Bedrooms & Study
- ✓ Two Receptions, Utility & Cloaks
- ✓ Large Kitchen/Diner
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*EXCEPTIONAL MODERN DETACHED HOUSE - SIX BEDROOMS PLUS STUDY - SPACIOUS ACCOMODATION SET OVER THREE FLOORS - TWO RECEPTIONS - LARGE KITCHEN/DINER - UTILITY - CLOAKS - MASTER BEDROOM WITH EN-SUITE - TOP FLOOR SUITE WITH JACK & JILL EN-SUITE - GENEROUS GARDEN - DOUBLE GARAGE - MUST BE VIEWED\*\*\*

Pattinson Estate Agents are delighted to welcome to the market this superb six bedroom detached house situated on Garcia Drive within the Seaton Vale development in Ashington. A rare style - 'The Burghley' built by Charles Church in 2007, this imposing spacious family home must be viewed to be appreciated.

Ideally situated close to Ashington town centre with an array of schools, shops, leisure facilities and travel links including the upcoming Ashington train station this summer and just five miles from the coast. The current owner has owned from new and has tastefully decorated throughout.

The ground floor proceeds with a pleasant entrance hallway giving access to the main lounge, second reception/family room, cloakroom, generous integrated kitchen/diner and utility room.

The first floor has a large landing with access to the master bedroom with fitted wardrobes and en-suite facilities, three further double bedrooms, study and family bathroom.

The second floor is divided into two large double bedrooms with velux windows and Jack & Jill en-suite.

As you venture outside, you'll find a lawned garden with decking and patio areas to the rear which is perfect for socializing and relaxing. To the front open plan lawns and paved pathway.

In addition, the property also boasts a double driveway allowing off street parking for four vehicles and double garage.

In summary, this stunning family home is an absolute gem that offers a luxurious living experience.

Call us now on 01670 568096 or email [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk) to book in your viewing.

Council Tax Band: F

Tenure: Freehold

Price: £360,000

Property Type: Detached House

Parking: Double Garage

Heating: Gas

## Entrance Hallway

Via main access door to front. Stairs to first floor with understair storage cupboard, wood effect flooring, radiator.



## Entrance Hallway Additional



## Lounge

5.34m x 3.63m (17'6" x 11'10")

Two windows to front, feature fireplace and hearth with electric fire insert, wood effect flooring, three radiators.



## Lounge Additional



## Family Room

3.49m x 3.05m (11'5" x 10'0")

Two windows to front, two radiators.



## Cloakroom

Corner wash hand basin, w.c, half patterned tiled walls and flooring, radiator.



## Kitchen/Diner

9.21m x 6.62m (30'2" x 21'8")

Window to rear and two sets of french doors opening into the rear garden. Fitted with a range of wood effect wall, floor and drawers units with grey square edge worktops, one and a half stainless steel sink and drainer with mixer tap, integrated electric oven and gas hob with chimney style extractor over, plumbing for dishwasher, space for fridge/freezer, radiator, wood effect flooring, spotlights to ceiling.



## Kitchen Area



## Dining Area



## Dining Area Additional



## Utility

2.05m x 1.67m (6'8" x 5'5")

Access door to side. Base unit and worktop with sink and drainer, wall mounted central heating boiler, plumbing for washing machine, space for a tumble dryer, wood effect flooring.



## First Floor Landing

Stairs to second floor, radiator.



## Master Bedroom

4.85m x 3.63m (15'10" x 11'10")

Two windows to front, full length fitted sliding door wardrobes, radiator.



## En-Suite

Frosted window to front. Walk in shower cubicle with chrome fittings and glass screen door wash hand basin, w.c, heated towel rail, half tiled walls.



## Bedroom Two

3.52m x 3.41m (11'6" x 11'2")

Window to rear, radiator.



## Bedroom Three

3.48m x 3.10m (11'5" x 10'2")

Window to rear, radiator.



## Bedroom Four

3.34m x 3.16m (10'11" x 10'4")

Two windows to front, radiator.



## Study

Window to rear, radiator.



## Family Bathroom

3.53m x 2.08m (11'6" x 6'9")

Frosted window to side. White panelled bath, wash hand basin, w.c, walk in shower cubicle with chrome shower fittings, tiled splashback and glass screen door. Heated towel rail, half tiled walls, vinyl flooring.



## Second Floor Landing

Velux window

## Bedroom Five

5.12m x 4.48m (16'9" x 14'8")

Window to front and two velux windows to rear, two radiators.



## Bedroom Five Additional



## Bedroom Six

5.12m x 3.69m (16'9" x 12'1")

Window to front and two velux windows to rear, two radiators.



## Bedroom Six Additional



## Jack & Jill En-Suite

Access doors from bedroom five & six. Velux window to front, walk in shower cubicle with chrome shower fittings and glass screen door, wash hand basin with vanity unit, w.c, heated towel rail, half tiled walls, vinyl flooring, radiator.



## Rear Elevation



## Rear Garden



## Decking Area

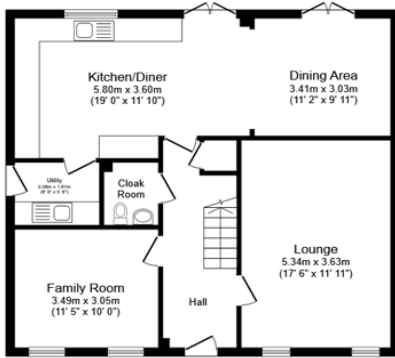


## Rear Garden Additional



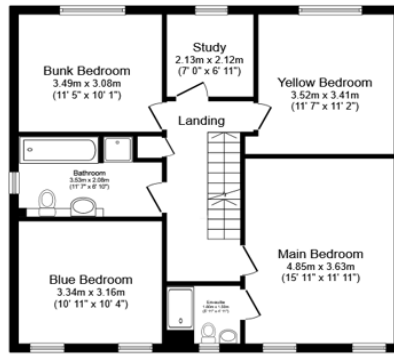
## Double Garage & Driveway





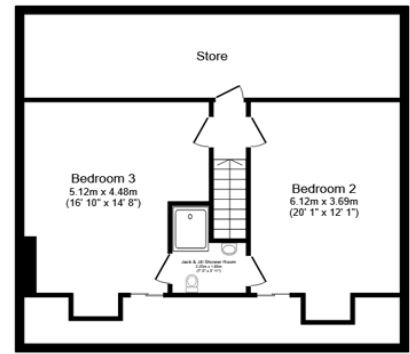
### Ground Floor

Floor area 77.2 m<sup>2</sup> (831 sq.ft.)



### First Floor

Floor area 77.2 m<sup>2</sup> (831 sq.ft.)



### Second Floor

Floor area 67.9 m<sup>2</sup> (731 sq.ft.)

TOTAL: 222.4 m<sup>2</sup> (2,394 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	79	
(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	

Garcia Drive, Ashington, Ashington, Northumberland, NE63 9HF

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