

# SIGNATURE

## NORTH EAST

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📍 Heather Lea, Blyth NE24 4DF

# Heather Lea, Blyth NE24 4DF

**Offers Over £345,950**

Signature North East welcomes you to Heather Lea, Blyth—a modern property built in 2010, offering a perfect blend of contemporary amenities and classic British charm. Located in a vibrant community, the home is close to a range of amenities, including nearby primary and secondary schools, and parks such as Ridley Park, which offer green spaces and sports facilities. Excellent public transport links provide easy access to surrounding areas, Newcastle, and other nearby cities, making it an ideal location for families.

This home features a well-thought-out layout designed for comfortable living. As you step inside, the ample hallway leads to a spacious living room with a bay window, flooding the space with natural light recently fitted with elegant wood shutters. Opposite, a study offers the perfect home office or children's study space. The heart of the home is the open-plan family/kitchen/dining room, ideal for gatherings. The kitchen is equipped with a dishwasher, double oven, gas hob, an abundance of storage, and a central island with seating for informal meals. The dining area features bi-fold doors, seamlessly connecting the indoors to the outdoors, while the family room offers a space to keep an eye on children. A WC completes the ground floor.

Upstairs, the first floor houses three well-appointed double bedrooms. The master bedroom features a bay window, fitted "his and hers" wardrobes, and an en-suite with a walk-in shower for easy morning routines. A sleek three-piece family bathroom includes a bathtub with a shower. On the second floor, an additional master bedroom with fitted wardrobes and an en-suite transforms this home into a four-bedroom residence.

Outside, the large back garden, landscaped last year, features lush greenery and two patio seating areas.

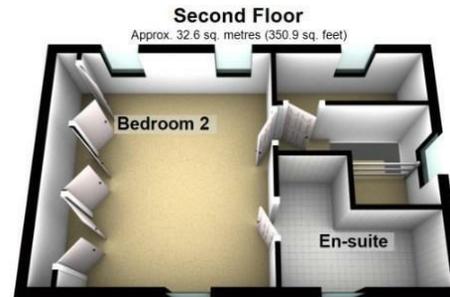
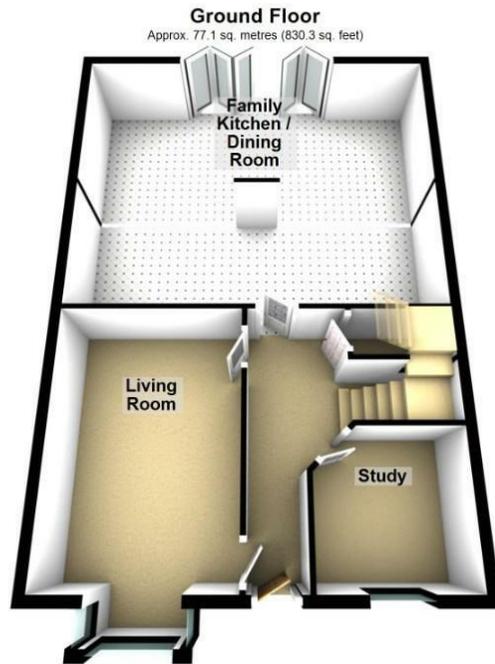
A single garage and double driveway provide parking for three cars, with an additional visitor bay for guests. The property also includes an electric charge point, full CCTV coverage, and solar panels.

Don't miss the opportunity to make this stunning property your new home, the perfect place to create lasting memories. Contact Signature North East today to book your viewing.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 164.4 sq. metres (1769.1 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
15'9" x 10'11"

Family / Kitchen / Dining Room  
23'7" x 18'8"

Study  
8'8" x 8'8"

Bedroom One  
24'7" x 10'11"

En Suite  
6'11" x 3'8"

Bedroom Two  
14'9" x 13'10"

En Suite  
9'5" x 7'9"

Bedroom Three  
9'0" x 8'3"

Bedroom Four  
8'3" x 8'3"

Bathroom  
8'3" x 6'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</b>
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





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