

SIGNATURE

NORTH EAST

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 Kensington Court, Blyth NE24 3XY

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Offers Over £475,000

Signature North East are delighted to welcome to the market this impressive four-bedroom detached bungalow, ideally positioned on Kensington Court, Blyth. The property is ideally placed for local amenities, schools and transport links, with Blyth town centre offering a choice of shops, cafés, restaurants and leisure facilities. Nearby schooling includes Newsham Primary School and Bede Academy, whilst the beautiful Northumberland coastline, including Blyth beach and promenade, is also within easy reach.

Entering through the porch, you are welcomed into the central hallway, providing access to the principal rooms. The living room offers ample space for a range of furnishings and benefits from a large bay window, creating a bright and welcoming space. Continuing through to the impressive open-plan kitchen/dining room, there are lovely views across the garden and slide-and-stack doors, allowing plenty of natural light into the room. The dining area provides ample space for a dining table, whilst the kitchen offers a plethora of storage via attractive wall and base units, complemented by sleek countertops. The kitchen also provides access to a useful utility room.

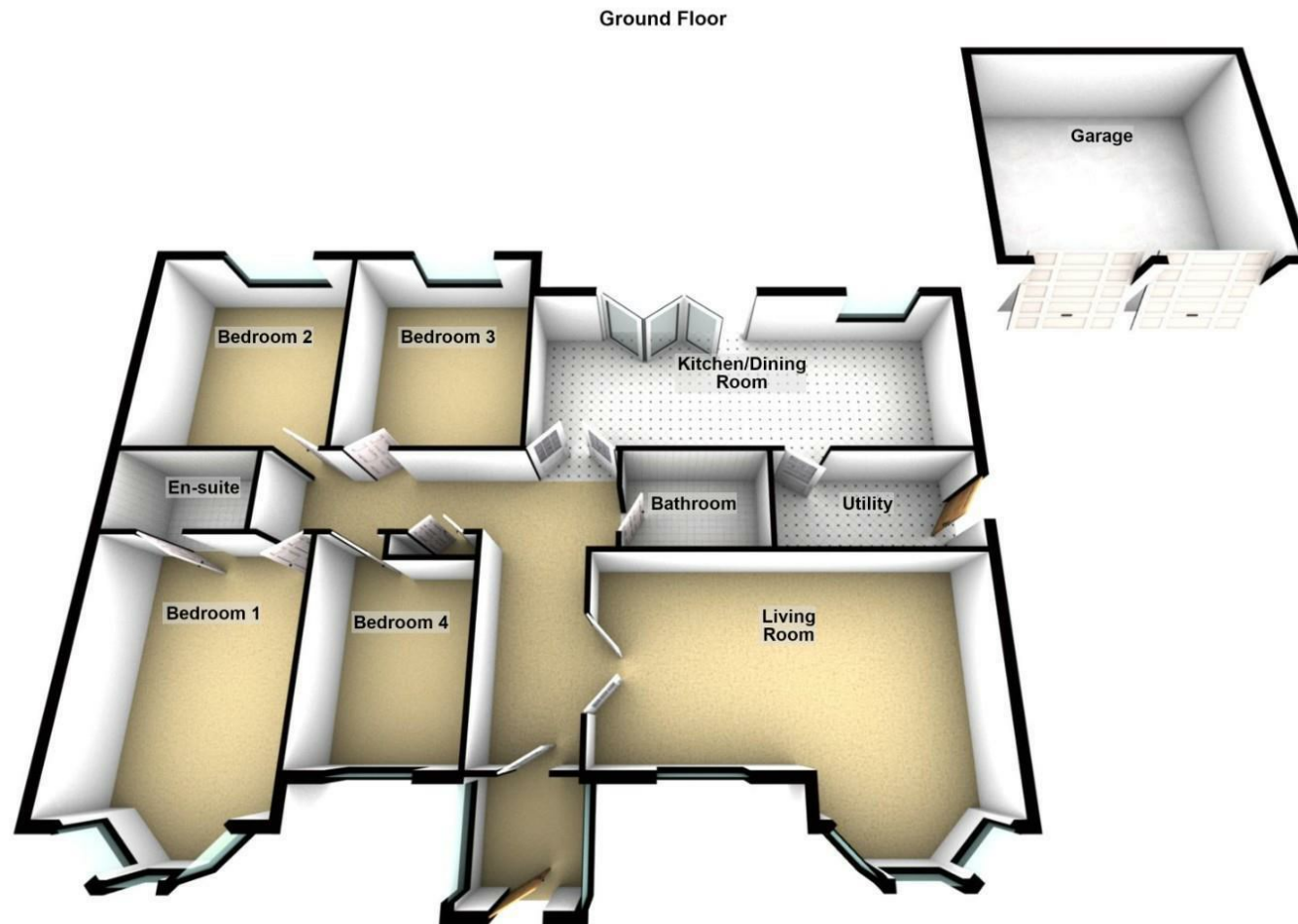
Continuing through the property, you will discover four bedrooms, all can comfortably accommodate a double bed alongside additional furnishings. The principal bedroom is particularly impressive, offering space for a king-sized bed and benefiting from a private en-suite. Completing the internal accommodation is the family bathroom, fitted with a bathtub with overhead shower, hand basin and WC.

Externally, the property boasts a large, well-maintained garden, predominantly laid to lawn and complemented by a generous patio area, providing the perfect setting for outdoor furniture and entertaining. The garden also offers direct access to the double garage, which can additionally be accessed from the front of the property. A double driveway positioned in front of the garage provides excellent off-street parking.



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

PROPERTY FLOORPLAN



Total area: approx. 165.7 sq. metres (1783.7 sq. feet)

Measurements:

Living Room
13'5" x 21'7"

Kitchen / Dining Room
9'10" x 25'7"

Utility Room
5'6" x 11'5"

Bedroom One
14'5" x 11'9"

En-Suite
4'7" x 7'10"

Bedroom Two
12'5" x 11'7"

Bedroom Three
12'5" x 10'9"

Bedroom Four
6'6" x 8'6"

Bathroom
5'6" x 8'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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