

# BRUNTON

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## RESIDENTIAL



**MAIDSTONE ROAD, BLYTH, NE24**

Offers Over £318,500



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Well-presented, modern four-bedroom detached property, house type The Bowyer, situated on Maidstone Road in Blyth, featuring open views onto Blyth Golf Course.

This family home has a spacious two-storey layout. The ground floor features a generous dual-aspect living room, a superb kitchen/dining room, a useful utility room, and a convenient ground-floor WC. The upper floor hosts four well-proportioned bedrooms, with the master benefiting from an en-suite, alongside a well-appointed family bathroom. The property further benefits from an enclosed rear garden and a detached single garage.

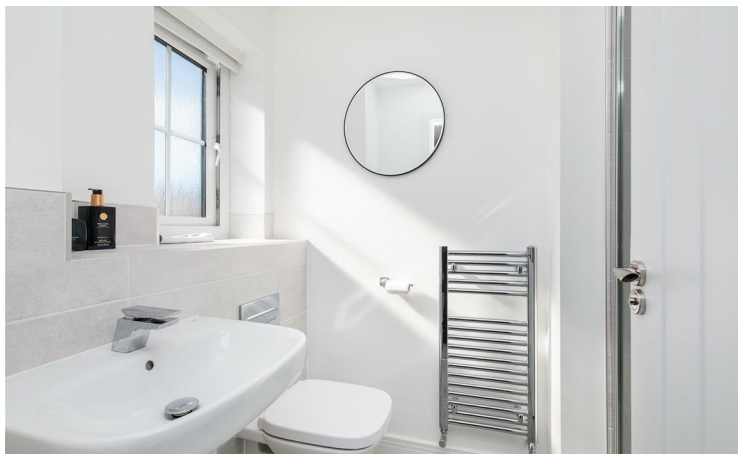
Ideally located in Blyth, the property is within easy reach of local shops, well-regarded schools, and everyday amenities. Blyth town centre offers a wider range of retail, dining, and leisure facilities, while excellent transport links, including nearby road connections and bus services, provide convenient access to Newcastle and surrounding areas.



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The internal accommodation comprises: an entrance hallway with stairs leading to the first floor and a convenient ground-floor WC. To the left is a generous dual-aspect living room with a panelled feature wall, while to the right of the hallway is a superb open-plan kitchen/dining area. The kitchen is modern and well equipped with integral appliances, sleek cabinetry, and ample storage and work surface space. From the dining area, French doors open out to the rear garden. The kitchen also leads into a useful utility room with a side access door.

The first-floor landing provides access to four well-proportioned bedrooms, with the master benefiting from an en-suite shower room. A well-appointed family bathroom serves the remaining rooms, fitted with tiled floors, partially tiled walls, a WC, washbasin, and bath with overhead shower.

Externally, the property occupies a desirable corner plot with open views onto Blyth Golf Course. To the rear is an enclosed garden with timber fencing, predominantly laid to lawn with paved walkways and seating areas. The property further benefits from a detached single garage.





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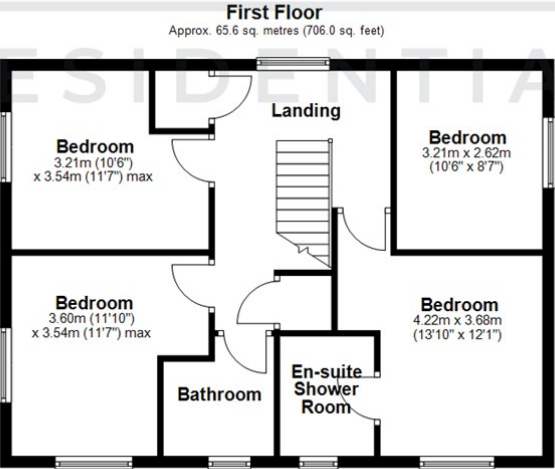
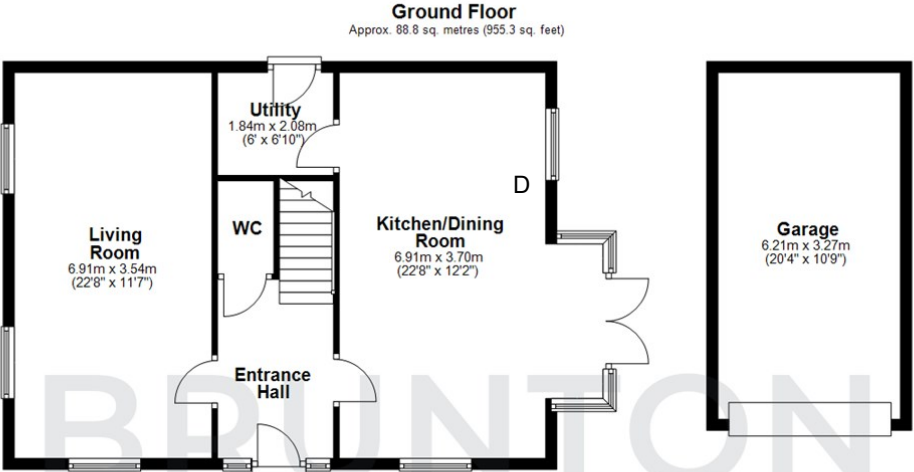
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	