



## Ros Avenue, Blyth

**£250,000 Freehold**

This impressive four-bedroom, three-bathroom detached residence offers an excellent opportunity for families seeking contemporary living combined with comfort and style. Occupying a desirable corner plot, the property features an attractive modern façade, a well-kept front lawn, and off-road parking, complemented by a detached garage and paved driveway.

Internally, the spacious reception room is beautifully presented with plush carpeting, generous seating space, and tasteful modern décor. The standout open-plan kitchen and dining area is fitted with sleek contemporary units and integrated appliances, with French doors opening onto a private garden and patio – ideal for both entertaining and everyday indoor-outdoor living. A practical utility room completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including the second bedroom which benefits from an en-

## **Hallway**

Composite front door, radiator, stairs UPVC window to the side, cupboard under the stairs, access to the downstairs w/c, lounge and kitchen/diner.

## **Lounge**

12' 10" x 12' 0" (3.91m x 3.67m)

UPVC window to the front and radiator.

## **Downstairs w/c**

5' 4" x 3' 1" (1.63m x 0.93m)

Radiator, low level w/c, hand basin and extractor.

## **Kitchen/diner**

17' 11" x 9' 3" (5.46m x 2.82m)

UPVC window to the rear, UPVC French doors to the rear, radiator, spotlights, wall and base units, breakfast bar, gas hob, extractor hood, electric oven, integrated fridge/freezer, dishwasher and combi boiler.

## **Utility room**

7' 7" x 5' 4" (2.32m x 1.63m)

Composite door to the side, radiator and plumbed for a washing machine.

## **Landing**

UPVC window to the side, storage cupboard, access to the three bedrooms and bathroom.

## **Bedroom two**

12' 11" x 10' 8" (3.94m x 3.24m)

UPVC window to the front, radiator and access to the en-suite.

## **En-suite**

5' 10" x 5' 10" (1.78m x 1.78m)

Frosted UPVC window to the front, low level w/c, sink, spotlights, extractor, vertical chrome towel warmer and electric shower cubicle.

## **Bedroom three**

9' 6" x 9' 5" (2.89m x 2.88m)

UPVC window to the rear and radiator.

## **Bedroom four**

9' 6" x 8' 4" (2.89m x 2.53m)

UPVC window to the rear and radiator.

## **Bathroom**

6' 11" x 5' 7" (2.11m x 1.69m)

Frosted UPVC window to the side, vertical chrome towel warmer, low level w/c, sink, panelled bath, spotlights and extractor.

## **Bedroom one**

13' 8" x 11' 1" (4.17m x 3.37m)

UPVC dormer window to the rear, Velux window to the front, radiator, storage cupboard, access to the en-suite.

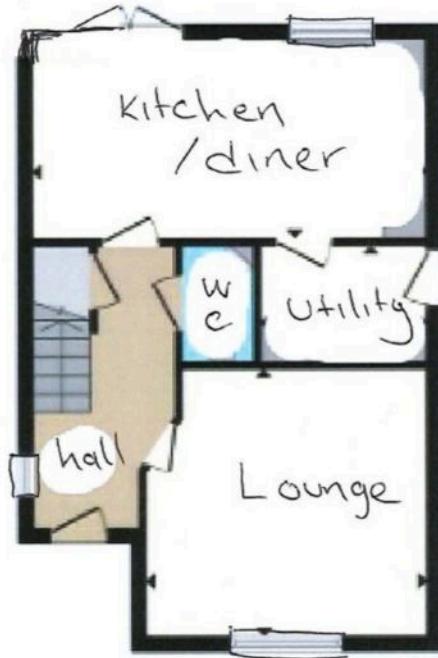
## **En-suite**

6' 5" x 4' 10" (1.96m x 1.48m)

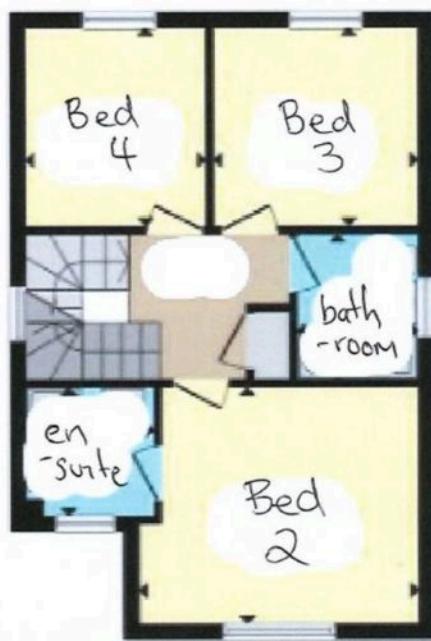
Velux window to the rear, low level w/c, sink, spotlights, extractor and mains shower cubicle.







**Ground Floor**



**First Floor**



**Second Floor**

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