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Hillcrest, 7 Horton Road  
Blyth



SANDERSON YOUNG  
estate agents &  
property consultants

Price Guide: £450,000



# Hillcrest, 7 Horton Road, Blyth, Northumberland NE24 4HJ

## SITUATION AND DESCRIPTION

An imposing, four bedroom double fronted detached property, positioned within a gated garden site on this sought after residential road in Bebside. This luxury family home has been refitted with a contemporary kitchen with a lovely extension to the ground floor, as well as the creation of an en-suite shower room to the master bedroom.

The accommodation briefly comprises: entrance hallway, living room, dining room, open plan, extended kitchen/breakfast and family room, utility room, wc, four bedrooms, master with en-suite, family bathroom/wc, gated private driveway, excellent lawned gardens,

No upward chain

Hillcrest enjoys beautiful private gardens, which are predominantly lawned, with walled boundary and electric entrance gates leading to a spacious driveway.

The property comprises:

## RECEPTION HALLWAY

13'11 x 10'4 (4.24m x 3.15m)

A central reception hallway, with original wood panelling and delft rack, two UPVC windows to the front elevation, telephone point and wood flooring. There is a radiator housed in a decorative cover and entry phone system operating the front wrought iron gates.

## DINING ROOM

16'4 x 14'9 (4.98m x 4.50m) max into bay

A front facing reception room, which could additionally be used as a sitting room, has a UPVC bay window to the front elevation and UPVC window to the side elevation. There is ceiling moulding, coving and dado rail, electric fire with marble composite inset and hearth and decorative surround, laminate wood flooring, two radiators and telephone point.

## LIVING ROOM

15'8 x 13'7 (4.78m x 4.14m) + 10'6 x 4'7 (3.20m x 1.40m)

The principal reception room has a UPVC bay window to the front elevation, ceiling coving and moulding and dado rail, with decorative archway to a secondary seating area. There is a UPVC window to the side elevation and radiator. The focal point of the living room is an electric fire with tiled inset, marble hearth and wood surround.

From the hallway there is an internal corridor leading to the kitchen.

## INTERNAL CORRIDOR

With under stairs storage cupboard, coat hooks, radiator and security alarm panel, and a door leading to the kitchen.

## KITCHEN

14'4 x 11'4 (4.37m x 3.45m)

Fitted with a range of contemporary wood wall and base units with granite worktops and splash backs incorporating a one and a half sink and drainer. There is space for a range cooker with extractor hood housed in an alcove and UPVC window to the rear garden, ceiling coving and moulding, pantry cupboard and open aspect to the extended breakfast and family room.

## BREAKFAST/FAMILY ROOM

20'2 x 11'11 (6.15m x 3.63m) max

This lovely open plan dining and seating area has been extended in recent months to create an orangery with full height UPVC windows and double doors leading to the garden with vaulted glass skylight. There is halogen spot lighting, delft rack, radiator housed in a decorative cover, full height contemporary radiator and access through to the hallway.

A door leads to the utility room.

## UTILITY ROOM

12' x 8'8 (3.66m x 2.64m) inclusive of wc

Fitted with base units with roll top work surfaces incorporating a space for washing machine and tumble dryer as well as a sink and drainer. There is a UPVC window to the rear elevation, oil central heating boiler to the wall, UPVC door to the side elevation and tiled flooring.

A door leads to the cloakroom/wc

## CLOAKROOM/WC

With close coupled wc.

Returning to the reception hallway stairs lead to the first floor landing with panelled banister giving access to a split level corridor.



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### **CORRIDOR**

With UPVC window to the side elevation, laminate wood flooring and mirrored concertina storage cupboard with door leading to bedroom three.

### **BEDROOM THREE**

14'5 x 11'5 (4.39m x 3.48m)

A double bedroom, with UPVC windows to the rear and side elevations offering elevated views over the rear garden, two radiators, TV point and laminate wood flooring.

### **FIRST FLOOR LANDING**

With ceiling moulding, skylight, radiator housed in a decorative cover and doors to the remaining bedrooms and bathroom.

### **BEDROOM ONE**

14'10 x 13'7 (4.52m x 4.14m)

The master bedroom has a UPVC bay window to the front elevation with open views over the surrounding countryside, ceiling coving and picture rail, loft access, laminate wood flooring, two radiators and storage cupboard.

A door leads to an en-suite shower room.

### **EN-SUITE SHOWER ROOM**

9'8 x 6'1 (2.95m x 1.85m) max

Fully tiled to the walls and floor, the contemporary shower room has a glass shower cubicle with rain shower, wall mounted wash basin and close coupled wc. There is a frosted UPVC window to the side elevation, double radiator and spot lighting.

### **BEDROOM TWO**

16'4 x 14'10 (4.98m x 4.52m) max into bay

A guest double bedroom with UPVC bay window to the front elevation with open views, UPVC window to the side elevation, ceiling coving, two radiator and TV point.

### **BEDROOM FOUR**

10'5 x 6'4 (3.18m x 1.93m)

A single bedroom to the front of the property with UPVC window, ceiling moulding, TV point and radiator. This bedroom could additionally be used as a study.

### **BATHROOM**

11'1 x 9'7 (3.38m x 2.92m)

A traditional family bathroom with double ended bath with brass shower attachment, high level cistern wc, wash basin housed in a wood vanity unit with full length storage and inset mirror with spot lighting and shower cubicle with electric shower. There is a double radiator, frosted UPVC window to the rear elevation and tiling to the bath and half tiling to the walls.

### **EXTERNALLY**

The property benefits from a mature garden site to 0.379 acres, with brick pillared entrance with double wrought iron remotely operated electric gates giving access to the private gravelled driveway which has ample parking for several cars. There is also a lawned garden area to the front of the property and mature trees and border planting with fenced boundary.

There is access via a wrought iron gate to the side of the property leading to the beautiful rear garden which is predominately laid to lawn, with stone flagged patio area and dwarf stone wall leading to this extensive landscaped area with fenced and walled boundary, mature border planting and hedges and lovely weeping willow trees as well as a landscaped pond area with decorative bridge.

### **SERVICES**

The property has mains electricity, water and drainage

### **TENURE**

Freehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: E



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