

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**8 BARRASFORD CLOSE WELLHEAD DENE ASHINGTON  
NORTHUMBERLAND NE63 8XT**



- FOUR DOUBLE BEDROOMS
- QUIET CUL-DE-SAC
- POPULAR RESIDENTIAL LOCATION
- EPC RATING C

- DETACHED HOUSE
- SOUTH-FACING REAR GARDEN
- COUNCIL TAX BAND C
- A MUST TO VIEW

**Price £285,000**

# 8 BARRASFORD CLOSE WELLHEAD DENE ASHINGTON NORTHUMBERLAND NE63 8XT

**\*\*PERFECTLY POSITIONED IN A QUIET CUL-DE-SAC\*\*** four double bedroomed detached family home. The property is ideally situated on the ever so popular Wellhead Dean Estate. Benefits from SOUTH- FACING rear garden, gas central heating (combi boiler 12 months old) and double glazing. Comprises of; entrance lobby entered via a double glazed door, light and spacious lounge with a double glazed bay window, double doors to the dining room, conservatory with underfloor heating and modern tiles, fitted Cavendish kitchen, utility room. First floor landing, four double bedrooms master with en-suite shower room, family bathroom. Externally there is a lawned garden to the front, paved double drive, garage with electric roller remote control door, enclosed rear matured garden which is lawned and shrubs and borders. Early internal inspection highly recommended to appreciate what this property has on offer.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator, laminate flooring.



### LOUNGE

*10'4 x 16'3 into bay window (3.15m x 4.95m into bay window)*

Double glazed bay window, two radiators, granite hearth, chunky wood mantle, coving to the ceiling, double doors leading to;



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### DINING ROOM

10'7 x 8'7 (3.23m x 2.62m)

Radiator, coving to the ceiling, sliding door to;



### CONSERVATORY

9'8 x 8'3 (2.95m x 2.51m)

Modern tiled flooring with underfloor heating, electric heater, double glazed windows, double glazed door leading to the garden.



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## KITCHEN

9'11 x 10' (3.02m x 3.05m)

Double glazed window, good range of Cavendish wall, base and drawer units with Quartz work tops and up stands, electric oven, induction hob with glass splash back and extractor hood above, one and half bowl sink with drainer and mixer tap, radiator, tiled flooring.



## UTILITY ROOM

Plumbed for washing machine and dishwasher, space for freestanding fridge freezer, radiator, tiled floor.



## DOWNSTAIRS WC/CLOAKS

low level wc, wash hand basin, tiled floor, double glazed window, radiator.



## FIRST FLOOR

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## LANDING

With access to a partial boarded loft via pull down ladders, lighting, and shelving.



## MASTER BEDROOM

*11'9 into bay x 10'4 (3.58m into bay x 3.15m)*

Double glazed bay window, radiator, built in Cavendish mirrored wardrobes, built in Cavendish dressing table with remote control hidden shelf used for a tv.



## EN-SUITE SHOWER ROOM

Walk in shower cubicle, wash hand basin, low level wc, heated ladder towel rail, tiled floor, tiled splash back, double glazed window.



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### BEDROOM TWO

10'9 x 8'10 (3.28m x 2.69m)

Double bedroom with a double glazed window, radiator, feature shelving inset.



### BEDROOM THREE

10'3 x 8'10 (3.12m x 2.69m)

Double bedroom with a double glazed window, radiator, double storage cupboards.



### BEDROOM FOUR

8'10 x 9' (2.69m x 2.74m)

Double bedroom with a double glazed window, radiator, laminate flooring.



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## FAMILY BATHROOM

6' x 6'10 (1.83m x 2.08m)

Bath with shower over and shower screen, low level wc, wash hand basin, tiled floor, tiled splash back, heated towel rail, double glazed window.



## EXTERNALLY

### FRONT

Garden to the front laid to lawn with borders and shrubs, gated access to one side leading to the rear.



### DRIVE

Double paved drive.

### GARAGE

With electric roller remote control door, power and lighting, combi boiler, storage above, work benches.

### REAR

Enclosed south-facing garden to the rear, laid to lawn, shrubs, borders, paved sitting area, decked area, access to the side to the garden shed.



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## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

## PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6247A

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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