



**3 bed detached house to buy in**  
Larchwood Drive, Fallowfield, Ashington,  
Northumberland, NE63 9FG

**£220,000** Offers Over

**3** **3** **1**

Tenure  
**Freehold**

Driveway & Garage parking

**Property features**

- ✓ Detached House
- ✓ Three Bedrooms, Master En-Suite
- ✓ Conservatory & Cloaks
- ✓ Generous Garden
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*DETACHED HOUSE - THREE BEDROOMS - MASTER EN-SUITE - LOUNGE/DINER - CONSERVATORY - CLOAKROOM - SOUGHT AFTER LOCATION - GENEROUS GARDEN - DOUBLE DRIVEWAY - FREEHOLD - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this lovely three bedroom detached house situated on Larchwood Drive in the Fallowfield estate in Ashington. A sought after location which is placed for easy access to local primary and secondary schools, the Block & Tackle public house and beautiful walks along the river Wansbeck. Ashington town centre is close by with an array of shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre.

This well presented family home is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout. Early viewings are highly recommended to avoid disappointment.

Briefly comprising; entrance porch, lounge/diner, kitchen, conservatory and ground floor cloakroom. To the first floor master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom. Exterbally to the front a newly laid grey block paved double driveway leading to partial garage for storage. To the rear a generous low maintenance garden with shed and side gate for access.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £220,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Porch

Via main access door to front, radiator.



## Lounge/Diner

7.72m x 3.16m (25'3" x 10'4")

Box bay window to front with fitted blinds, wall mounted TV point with remote control electric cellular flame effect fire beneath, sliding doors at the rear opening into the conservatory, radiator.



## Lounge/Diner Additional



## Lounge/Diner Additional (2)



## Conservatory

3.11m x 2.13m (10'2" x 6'11")

Upvc construction with dwarf wall and solid vaulted roof, French doors opening into the rear garden, fitted blinds, light wood effect flooring, radiator.



## Kitchen

3.29m x 3.76m (10'9" x 12'4")

Window to rear with fitted roller blind, access door into the rear garden. Fitted with a range of white high gloss wall, floor and drawer units with black roll edge worktops and black tiled splashbacks, one and a half black resin sink and drainer with instant boiling mixer tap, integrated gas hob and electric oven with black chimney style extractor over, plumbing for washing machine and dishwasher, wood effect flooring, radiator.



## Kitchen Additional



## Kitchen Additional (2)



## Inner Hallway

Stairs to first floor, white vertical radiator.



## Cloakroom

Floating w.c with push flush, compact wash hand basin with vanity drawer, chrome heated towel rail, half tiled walls, tiled flooring, understair storage cupboard.



## Cloakroom Additional



## First Floor Landing



## Master Bedroom

3.32m x 2.77m (10'10" x 9'1")

Window to rear with fitted roller blind, double fitted sliding mirrored door wardrobes, wall mounted TV point, radiator.



## Master Bedroom Additional



## En-Suite

Frosted window to rear. Fully refurbished in January 2026. Walk in corner shower cubicle with white tray, chrome dual head shower and glass screen doors, wash hand basin with white vanity unit and chrome mixer tap, push flush w.c, white & grey marbled pvc panel walls, wood effect flooring.



## Bedroom Two

3.06m x 2.56m (10'0" x 8'4")

Window to front with fitted roller blind, radiator.



## Bedroom Three

2.68m x 2.25m (8'9" x 7'4")

Window to front with fitted roller blind, fitted double sliding mirrored door wardrobe, radiator. Access hatch with ladder to part boarded loft space with light.



## Bathroom

Frosted window to side with fitted roller blind, panelled bath with chrome dual head shower over and glass screen door, pedestal wash hand basin, w.c, part tiled walls, light wood effect flooring, radiator.



## Bathroom Additional



## Rear Garden



## Rear Garden Additional



## Rear Elevation



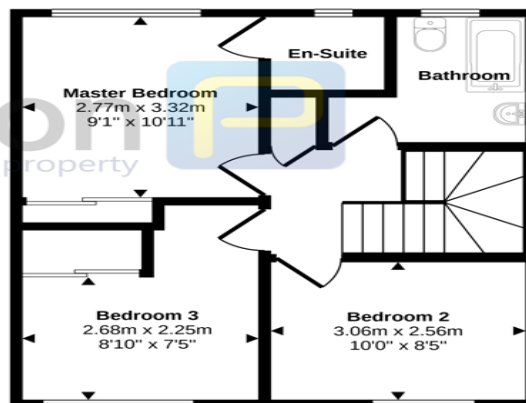
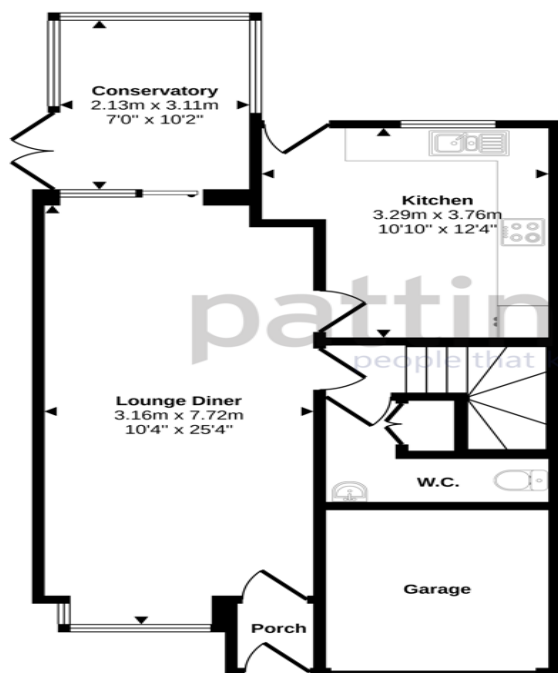
## Front Elevation



## Floor Plan



Approx Gross Internal Area  
102 sq m / 1094 sq ft



**First Floor**  
Approx 42 sq m / 450 sq ft

**Ground Floor**  
Approx 60 sq m / 644 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Larchwood Drive, Fallowfield, Ashington, Northumberland, NE63 9FG

Contact your local branch today for more information on this property:

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