

GILMORE ESTATES

Property Sales & Lettings



£325,000

, Otter Burn Way, , Prudhoe, Northumberland, NE42 6RD

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**** DETACHED HOUSE **** EXCELLENT LOCATION**** STUNNING VIEWS**** FOUR BEDROOMS***** TWO BATHROOMS**** 21FT LOUNGE**** 18FT CONSERVATORY**** TWO RECEPTION ROOMS**** VERY LARGE GARDENS**** PARKING FOR 6 CARS**** DOUBLE GARAGE****

Situated on an elevated position a four bedroom detached house with two reception rooms, ample parking and large gardens. Accommodation briefly comprises :- Entrance porch, entrance hall, lounge, kitchen, dining room, utility room, conservatory, cloakroom/w.c, to the first floor there are four bedrooms (master with en-suite) and family bathroom. Externally there are gardens surrounding the property, driveway parking for app six cars, garage and workshop.

COUNCIL TAX BAND D

EPC RATING TBC

Entrance Porch

4'3" x 4'5" (1.32 x 1.37)

Upvc entrance door to porch.

Entrance Hallway

15'6" x 6'6" (4.73 x 2.00)

Stairs to first floor and central heating radiator.

Lounge

21'10" x 10'11" (6.66 x 3.35)

Upvc French doors to rear aspect, Upvc window to front aspect, central heating radiator, electric fire in decorative surround.

Kitchen

9'8" x 14'4" (2.97 x 4.39)

Wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, electric cooker, plumbed for dishwasher, wall mounted boiler, tiled splashbacks, tiled flooring and open plan arch to dining room.

Dining Room

14'9" x 8'5" (4.51 x 2.59)

Upvc bay window to front aspect, central heating radiator and laminate wood flooring.

Utility Room

9'3" x 4'11" (2.82 x 1.52)

Upvc door to rear garden, base units with laminate work surfaces, stainless steel sink nad drainer with mixer tap, plumbed for washing machine, tiled floor, tiled splashbacks and under stairs cupboard.

Conservatory

15'7" x 18'3" (4.75 x 5.58)

Upvc French doors to garden, wall mounted electric heater.

Cloaks Wc

3'8" x 5'3" (1.14 x 1.62)

WC and wash hand basin set into vanity unit, chrome towel rail, Upvc window to front aspect, fully tiled walls and alarm pad.

First Floor Landing

6'11" x 9'7" (2.13 x 2.93)

Loft access to boarded loft, airing cupboard.

Bedroom One

12'0" x 12'1" (3.68 x 3.70)

Upvc window to front aspect with views, fitted wardrobes to one wall with overhead locker space and vanity unit and central heating radiator.

Ensuite

5'6" x 5'4" (1.68 x 1.65)

Fully tiled walls, shower cubicle, WC and pedestal wash hand basin, Upvc window to front aspect, shaver point and central heating radiator.

Bedroom Two

11'1" x 11'6" (3.40 x 3.51)

Upvc window to front aspect with views, fitted wardrobes and central heating radiator

Bedroom Three

10'1" x 8'8" (3.08 x 2.65)

Upvc window to rear aspect overlooking farmland, fitted wardrobes with sliding mirrored doors and central heating radiator.

Bedroom Four

8'11" x 10'9" (2.74 x 3.30)

Upvc window to rear aspect overlooking farmland and central heating radiator.

Bathroom

6'0" x 7'6" (1.85 x 2.31)

Double walk in shower cubicle with laminate splashbacks, WC and wash hand basin set into vanity unit, tiled walls, chrome heated towel rail, shaver point and Upvc window to rear aspect.

Garage

16'11" x 18'2" (5.17 x 5.55)

Double detached garage with electric roller door, light and electric access to workshop.

Work Shop

7'6" x 14'2" (2.29 x 4.32)

Door to garden, electric and light and two windows to side aspect

Gardens

Long driveway for approx. 6 cars leading to double garage. Large garden to all sides with shaped lawns, paved pathways and gravelled beds. Mature trees and shrubs.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

3a Front Street, Prudhoe, NE42 5HJ

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