

GILMORE ESTATES

Property Sales & Lettings



£500,000

, , Warendorf, Belford, , NE70 7JU

Adderstone View Warenford, Belford, NE70 7JU

Nestled in the charming village of Warenford, Belford, this delightful four-bedroom detached bungalow offers a perfect blend of comfort and modern living. Accessed via double gates with four spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal family home.

The bungalow features four well-appointed bedrooms, ensuring that there is plenty of room for family members or guests. The three bathrooms are designed for convenience, catering to the needs of a busy household.

One of the standout features of this property is its commitment to sustainability, equipped with an air source heat pump, two zone heating system and solar panels. These modern amenities not only contribute to a reduced carbon footprint but also promise lower energy bills, making this home both eco-friendly and economical.

Dining Kitchen

16'11" x 10'11" (5.16 x 3.35)
Upvc French door to dining kitchen, wall base and display units with Granite work surfaces, Cuisine Master Induction Range with double glass extractor fan, tiled flooring and tiled splashbacks, Upvc French doors to snug and archwat to second kitchen.

Kitchen Two

11'11" x 7'4" (3.64 x 2.26)
Wall and base units with laminate work surfaces, integral oven, electric hob with stainless steel chimney extractor, sink and drainer with mixer tap, plumbed for dishwasher, tiled splashbacks, Upvc window to rear aspect, and utility cupboard with plumbing for washing machine.

Snug

17'8" x 10'11" (5.41 x 3.35)
Multi fuel burning stove alcoves with bespoke shelving, laminate wood flooring, central heating radiator and Upvc window to rear aspect.

Inner Hallway

13'3" x 39'3" (4.04 x 11.98)
Automatic lighting, Karndeian flooring and loft access.

Lounge

14'7" x 21'7" (4.47 x 6.59)
Upvc window to front aspect, Upvc French doors to conservatory, Karndeian flooring, corner wood burning stove, ceiling rose and central heating radiator.

Conservatory One

14'0" x 10'5" (4.27 x 3.18)
Upvc French doors to garden

Bedroom Three

13'6" x 8'2" (4.14 x 2.49)
Upvc window to front aspect and central heating radiator

Conservatory Two / Front Porch

15'0" x 14'8" (4.59 x 4.49)
Upvc door to front aspect

Bedroom Four

13'8" x 9'3" (4.18 x 2.84)
Upvc window to front aspect, fitted wardrobes and central heating radiator.

Bedroom One

16'8" x 15'5" (5.09 x 4.70)
Upvc window to front aspect and central heating radiator, door to ensuite

Ensuite

11'8" x 5'6" (3.58 x 1.68)
Free standing bath, separate shower cubicle, WC, pedestal waah hand basin, tiled walls and floor and inset spotlights.

Bedroom Two

15'3" x 11'10" (4.66 x 3.62)
Upvc window to side aspect, central heating radiator and door to wet room.

Wet Room

7'6" x 11'3" (2.29 x 3.43)
Boiler fed shower, floor drain, automatic toilet with flush, heated seat, bidet and dryer, wash hand basin central heating radiator, laminate walls, non slip flooring and automatic room lights.

Bathroom

11'8" x 11'4" (3.58 x 3.46)
Double shower cubicle, WC, twin wash hand basins in vanity unit, towel rail, tiled splashbacks and inset spotlights.

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

