



Edgewell Grange, Prudhoe

£240,000 Offers in Excess Of

MICHELLE ROPER

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## Edgewell Grange Prudhoe, NE42 6RH

Immaculately presented, 3 Bedroom Detached Bungalow nestled in a quiet cul-de-sac location, on Edgewell Grange, in the ever popular location of Prudhoe.

Situated within an enviable plot and enjoying a private garden to rear as well as off street parking for multiple vehicles via a paved driveway and leading to a single Detached Garage.

The property briefly comprises of Entrance Hallway, Lounge, Kitchen with integrated appliances, Dining Room, Utility area, Rear Hall, Master Bedroom, Bedrooms 2 and Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

**Price: £240,000 Offers in Excess Of**





# Accommodation

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## Entrance Hall

Through the front door of this beautifully presented 3 Bedroom Detached Bungalow, we enter into the Hallway, providing access to the Lounge ahead. Kitchen to the right and Dining room and Utility area to the left. The Hall features a single radiator and carpet underfoot.

## Lounge 3.85m x 5.93m

Situated to the front of the property is the spacious Lounge, the focal point of the room is a coal effect gas fire set within a marble surround with granite inset and hearth. An angled bay double glazed window looks to front elevation. A further double glazed window looks to side elevation. The room features two double radiator and carpet underfoot. A door to the right provides access to the rear hall.

## Dining Room 2.51m x 4.35m

Situated to the front of the property is the Dining Room. A double glazed window looks to front elevation. The room features a single radiator and carpet underfoot. Currently utilised as a Dining Room but could be used as Bedroom 3/Office as Lounge is accommodating of a Dining Table.

## Utility Area

Conveniently situated off the Entrance Hall is the utility area adjacent to the Kitchen. The room is plumbed for automatic washing machine and tumble dryer with shelving providing adequate storage space. Formally a WC, plumbing is still in place if new owners wished to convert back to a WC. An opaque double glazed window looks to side elevation and the room features a single radiator and carpet underfoot.





## Accommodation

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### Kitchen 2.69m x 3.03m

Situated to the rear of the property, the Kitchen benefits from a range of Walnut wall and base units with complementary chrome handles and over-top quartz work surface with integrated drainer and sink with chrome mixer tap. Integrated appliances include stainless steel gas hob with extractor hood, double oven, under-bench Fridge and Freezer and Dishwasher. A double glazed window looks to side elevation. A double glazed door to the right provides access into the rear garden. Other features of the room include recessed spot lighting to ceiling and tile effect cushioned flooring underfoot.

### Rear Hall

The rear Hall leads from the Lounge and provides access to the Master Bedroom, Bedroom 2 and Shower Room. The Hall features a storage cupboard and carpet underfoot.





# Accommodation

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## Master Bedroom 3.48m x 3.41m

The Master Bedroom is a spacious double room with double glazed window to rear elevation, providing views of the private rear garden. The room features built in double door wardrobes with inset dressing table and benefits from a single radiator and carpet underfoot.

## Bedroom 2 2.91m x 3.48m

Bedroom 2 is a spacious double room with double glazed window to rear elevation, providing views of the private rear garden. Free standing wardrobes are a welcome addition to the room and other features include a single radiator and carpet underfoot.





# Accommodation

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## Bathroom

1.93m x 2.22m

The Bathroom consists of a white three piece suite comprising of P-Shaped panelled bath with over-head electric shower and glass door, Vanity unit with inset sink and low level WC with ample storage beneath. A double glazed opaque window looks to side elevation underneath which sits a chrome heated towel radiator. The room features a tiled floor with underfloor heating underfoot.

## Externally

Externally the property boasts an extensive paved driveway with ample parking for multiple vehicles, leading to single detached garage. A lawned garden with border and mature shrubbery sits to the left, a view of which can be enjoyed from the Lounge.

To the rear, the private garden features a blocked paved patio area with walled surround, ideal for outdoor dining and entertaining. Steps lead down to a lawned area with central pathway with hedged boundary and mature shrub border and double shed.

## Detached Garage


Single Detached Garage with up and over door, lighting and electrics.



# Floor Plan & EPC

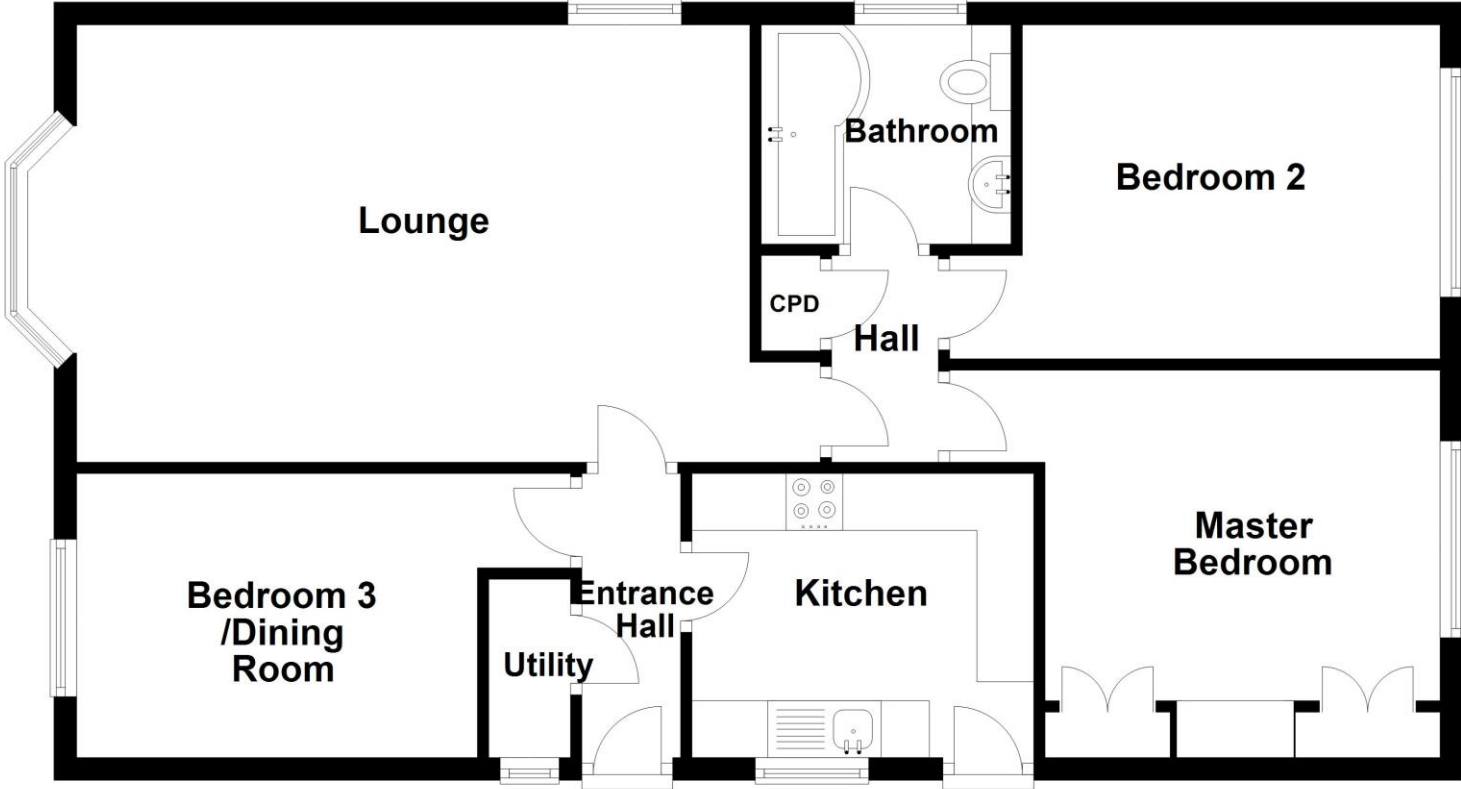
**Approximate Gross Internal Area**

**Total** 78.2 sq. metres / 841.3 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 78.2 sq. metres (841.3 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)











Local Authority  
Northumberland County Council

Council Tax  
C

Tenure  
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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