

SIGNATURE

NORTH EAST

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📍 , Hexham NE48 3LQ

Offers Over £485,000

Hexham NE48 3LQ

Signature North East is delighted to introduce to the market this exquisite three-bedroom detached bungalow nestled in the tranquil surroundings of Wark, Northumberland. The property has undergone extensive renovations with the kitchen and bathrooms fitted just last year (all bathrooms adorned with Lusso Italian stone facilities), as well as showcasing spacious rooms and picturesque views. This presents an excellent opportunity for prospective buyers seeking a beautifully rejuvenated home.

Upon entering this remarkable property, you are greeted by a central hallway adorned with a fitted cupboard for your convenience, along with a conveniently located study and a W.C. The journey begins as you step into the exquisite kitchen/dining room area, offering an abundance of storage space through attractive wall and base units. The kitchen features a central island unit complete with a breakfast bar, establishing an ideal casual dining setting. Fully equipped with integrated appliances, including a fridge, freezer, heated plate warmer, microwave, oven, and induction hob. Continuing your exploration, you enter the spacious living room, providing ample room for your living furniture and a family dining table—perfect for entertaining purposes. This room seamlessly transitions into the garden room, where natural light floods in through large, and skylight windows. This space serves as the ultimate haven to relax and unwind while enjoying a view of the garden.

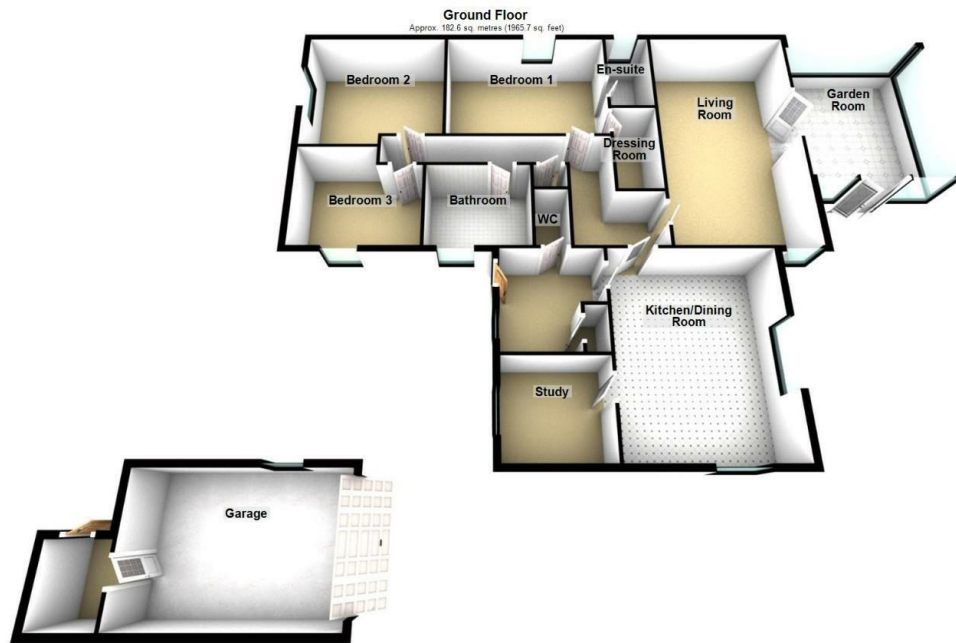
Continuing through this residence, you will unveil three generously sized bedrooms, with two easily accommodating double beds and your preferred furnishings, while the third single bedroom offers a versatile space ready to be personalized to meet your specific needs. The master bedroom reigns supreme, boasting its own dressing room and ensuite. The ensuite is equipped with a walk-in shower, sink, and W.C. Completing the home is the beautiful modern bathroom, featuring a freestanding bathtub, handbasin, and W.C.

Externally, to the rear of the home, you will discover a spacious back garden, laid with astroturf and adorned with raised mature shrubs and greenery. This outdoor space provides a tranquil retreat. Towards the front, a paved patio area awaits, perfect for outdoor living furniture during the warmer summer months. Additionally, this property offers ample off-street parking options with a double garage and a driveway accommodating up to three cars. This practical feature ensures convenient and secure parking for multiple vehicles.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 182.6 sq. metres (1965.7 sq. feet)
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
 Plan produced using PlanUp.

Measurements:

Living Room
 21'10" x 13'1"

Kitchen / Dining Room
 18'4" x 14'6"

Garden Room
 14'10" x 13'3"

Study
 9'1" x 8'7"

Bedroom One
 15'7" x 11'5"

Dressing Room
 8'11" x 6'2"

En Suite
 8'3" x 6'2"

Bedroom Two
 13'5" x 11'11"

Bedroom Three
 11'8" x 10'2"

Bathroom
 10'1" x 7'4"

WC
 5'7" x 3'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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