



Whitton View

Rothbury

- End-terraced house
- Dining kitchen
- Garage
- Ensuite to master
- Downstairs W.C. and Utility
- Three double bedrooms

Guide Price **£265,000**

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

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www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



26 Whitton View Rothbury NE65 7QN

Whitton view is a popular modern development built in around 2009 and is particularly appealing due to its proximity to the main shopping street in Rothbury. The layout and arrangement of the accommodation of this mid-terraced house is ideal for families that require relatively evenly proportioned bedrooms. All three bedrooms can accommodate double beds, and the master includes fitted wardrobes and an ensuite shower room. The main bathroom has contemporary tiling and there is also the convenience of a downstairs W.C. off the utility room. The lounge at the front features a bay window, whilst at the rear the open plan space has distinct zones for the kitchen and dining areas. The utility or laundry room has space for a washing machine and tumble dryer, as well as providing storage as an addition to the kitchen. One of the fantastic features of the property is the raised decking area which is accessed through French doors off the dining area of the kitchen. This glorious suntrap has an open aspect and steps lead down to the lawned south-west facing rear garden. The garage and drive are suitably accessed from a gate in the rear garden, and at the front there is a small town garden which is approached from a pedestrian frontage.



Rothbury is an old market town on the river Coquet, surrounded by beautiful countryside offering scenic walks along the river and into the hills. It is popular with holiday visitors and second home owners, but has a thriving community and a range of shops, restaurants, pubs, art galleries, gym, and a Northumbria Primary Care practice that provides a GP and family health service.



HALL

Double glazed entrance door | Radiator | Cloak cupboard | Understairs cupboard | Staircase to first floor | Covling to ceiling | Doors to lounge and dining kitchen

LOUNGE

16' 7" x 11' 9" (5.05m x 3.58m)

Double glazed bay window | Radiator | Covling to Ceiling

DINING KITCHEN

10' 11" x 11' 8" (3.32m x 3.55m)

Dining area open to kitchen | Radiator | Double glazed French doors to garden

KITCHEN

9'3 x 8'11 (2.82m x 2.72m)

Double glazed window | Part-tiled walls | Open to dining area | Door to utility | Fitted wall & base units incorporating: 1.5 stainless steel sink, integrated dishwasher, gas hob, extractor hood, electric oven, integrated fridge freezer, cupboard housing boiler

Utility room

4' 3" x 6' 3" (1.29m x 1.90m)

Radiator | Work surface | space for washing machine | Door to W.C. | Part tiled walls



W.C.

Close coupled W.C. | Wash hand basin | Radiator | Extractor fan

LANDING

Storage cupboard | Loft hatch | Doors to bedrooms and bathroom | Radiator

BATHROOM

Double glazed frosted window | Pedestal wash hand basin | Close coupled W.C. | Radiator | Bath with main mix tap shower | Downlights | Part tiled walls | Extractor fan | Tiled floor

BEDROOM ONE

11' 1" x 17' 7" (3.38m x 5.36m)

Double glazed window | Radiator | Sliding door mirror wardrobes | door to ensuite

ENSUITE

Closed closure W.C. | Pedestal wash hand basin | Double shower cubicle | Mains shower | Ladder style heated towel rail | Part tiled walls | Double glazed frosted window | Extractor fan | Downlights

BEDROOM TWO

11' 1" x 8' 10" (3.38m x 2.69m)

Double glazed window | Radiator

BEDROOM THREE

9' 1" (Plus door recess) x 9' 1" (2.77m x 2.77m)

Double glazed window | Radiator

REAR GARDEN

Decked area | Lawn | Under-decking storage | Fenced boundaries with gate access leading on to garage and drive

GARAGE

19' 0" x 8' 9" (5.79m x 2.66m)

Detached in block | Light and power

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre (Cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Private drive and garage

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: Currently being prepared

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SPACE FOR EPC





Approx Gross Internal Area
93 sq m / 1000 sq ft



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