



Manor Grange | North Broomhill | NE65 9YP

£280,000

This immaculate detached bungalow features two spacious double bedrooms (including a principal suite with en-suite), a contemporary kitchen, sunlit reception room with bi-fold doors to landscaped gardens, a versatile garden room/home office, ample parking, single garage, and impressive energy efficiency—offering stylish, move-in-ready living in a desirable location.

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FREEHOLD DETACHED BUNGALOW

METICULOUSLY MAINTAINED GARDENS

TWO SPACIOUS DOUBLE BEDROOMS

GARDEN ROOM/HOME OFFICE/PLAY

MASTER BEDROOM WITH ENSUITE

MODERN KITCHEN WITH INTEGRATED APPLIANCES

SINGLE GARAGE AND AMPLE PARKING

LOUNGE WITH BI-FOLD

For any more information regarding the property please contact us today

12 Manor Grange, North Broomhill NE65 9YP

Welcome to this truly immaculate detached bungalow, offering a perfect blend of style, comfort, and practicality. Boasting two spacious double bedrooms, the principal suite comes complete with impressive built-in wardrobes and a modern en-suite shower room. The second double bedroom provides flexibility for family, guests, or hobbies.

Step into the inviting reception room, flooded with natural light and featuring elegant bi-fold doors that seamlessly connect the living space to the beautiful gardens—ideal for indoor-outdoor entertaining or simply unwinding while enjoying the view. The contemporary kitchen is a real highlight, fitted with integrated appliances that make day-to-day living effortlessly convenient. The main bathroom benefits from sleek wet wall panels, delivering a stylish, low-maintenance finish.

Outside, the property continues to impress with its meticulously maintained gardens, perfect for relaxing or alfresco dining. For those seeking extra flexibility, a fabulous garden room/home office offers endless possibilities—whether you need a dedicated workspace, a home gym, playroom, or creative studio, this versatile space has you covered.

Practical features abound, including ample parking, a single garage, and an excellent EPC rating of C for enhanced energy efficiency. The bungalow falls within Council Tax Band B, making it an economical choice for discerning buyers.

With its pristine presentation, modern comforts, and versatile living spaces, this charming home is ready for you to move straight in and enjoy the lifestyle you deserve.

INNER HALL

Engineered wood flooring | Downlights | Sun tunnel

LOUNGE 11'8" x 17'6" (3.55m x 5.33m)

Engineered wood flooring | Radiators | Bi-fold doors | Downlights

KITCHEN 9'10" x 9'9" (2.99m x 2.97m)

Composite double-glazed door | UPVC double-glazed window | Laminate flooring | Downlights | Radiator | Cupboard housing boiler | Door to hall | Fitted units with coordinating work tops incorporating; electric induction hob, digital extractor hood, single sink, integrated microwave (Hotpoint), electric oven (Hotpoint), integrated fridge freezer, and space for a washing machine

BEDROOM ONE 14'6" max x 9'7" (4.42m, max x 2.92m) into ensuite

Engineered wood flooring | Double-glazed French doors | Downlights | Door to ensuite | Fitted sliding door wardrobes | Radiator

ENSUITE

Shower cubicle with wet wall panels and mains rain rainfall showerhead & separate hand-held shower attachment | Radiator | Close-coupled W.C | Cabinet with wash-hand basin | Chrome ladder style radiator | Downlights | Extractor fan

BEDROOM TWO 13'4" x 9'10" (4.06m x 2.99m)

Engineered wood flooring | Sliding door wardrobes | Double-glazed French doors | Radiator | Downlights | Loft access hatch

BATHROOM

Bath with glass folding shower screen and mains rainfall shower head & separate hand-held shower attachment | Close-coupled W.C with concealed cistern | Bidet | Drawer cabinet with integrated wash-hand basin | Wet wall panelled walls | Downlights | Chrome ladder style radiator | Extractor fan

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

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GARAGE 9'9" x 18'7" (2.97m x 5.66m)

Electric roller garage doors | Light and power points | Overhead storage | UPVC double-glazed door to the side

GARDEN ROOM 12'7" x 10'8" (3.83m x 3.25m)

UPVC double-glazed window and French doors | Electric plug-in wall-mounted radiator | Power and lighting | Laminate flooring | TV aerial points



REAR/SIDE GARDEN

Shaped lawn, gravelled areas, retaining gabions – raised flower beds, fenced boundaries, patio, planted borders | Side gate access | Power points | Summer house



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage/Driveway

The property is fitted with an air ventilation system

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: B

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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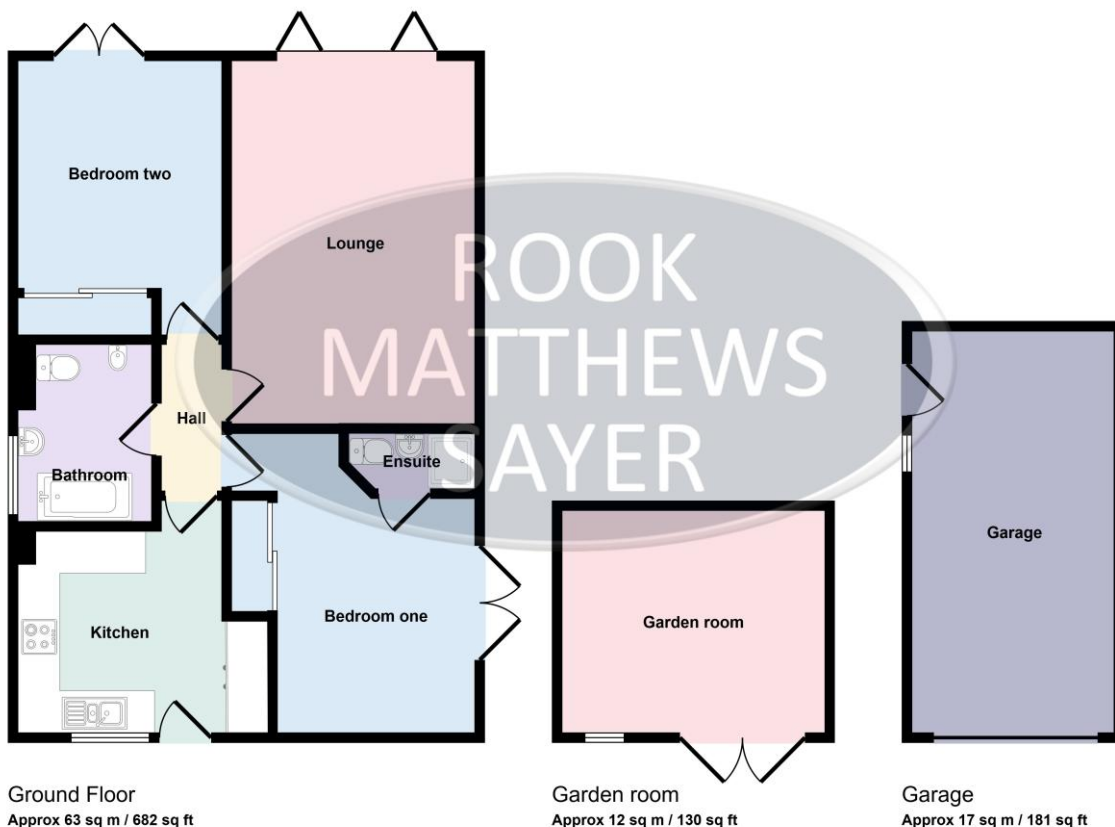
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FLOOR PLAN

Approx Gross Internal Area
92 sq m / 992 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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