



Snitter Road | Thropton | NE65 7HX

£450,000

This immaculate four-bedroom detached bungalow in the peaceful village of Thropton offers spacious modern living, three generous reception rooms, beautiful Cheviot hill views, large gardens, and a double garage - perfect for families or retirees seeking rural tranquility near Rothbury.

ROOK
MATTHEWS
SAYER



Freehold detached bungalow

Conservatory

Open aspect to front

Gardens on three sides

Dining kitchen

Countryside views

Multi-vehicle parking

Rural village setting

For any more information regarding the property please contact us today

The Briars, Snitter Road Thropton NE65 7HX

A rare opportunity to secure a beautifully maintained home in the peaceful rural village of Thropton, close to Rothbury. This impressive residence boasts a generous plot, providing ample space both inside and out, and offers beautiful distant views of the Cheviot hills, bringing the essence of Northumberland's countryside to your doorstep.

Carefully designed for modern family living and ideal for both families and retirees, this bungalow offers four bedrooms. The spacious master bedroom features built-in wardrobes and an en-suite. A further two double bedrooms, one with built-in wardrobes, and a well-proportioned single, provide flexibility for guests or home office needs.

The property has three generous reception rooms, including a main living room with large windows and a feature fireplace incorporating a wood burning stove, a separate dining room ideal for formal gatherings, and a conservatory offering tranquil garden views and an abundance of natural light. The open-plan dining kitchen forms the heart of the home - perfect for everyday dining and entertaining, and fitted with integrated appliances and an adjacent utility room.

A double garage offers secure parking, while ample driveway space provides convenience for multiple vehicles. Outside, enjoy beautifully tended gardens ideal for family life and outdoor entertaining, as well as direct access to walking and cycling routes in the surrounding countryside.

This remarkable bungalow blends spacious modern living with the tranquility and charm of a rural village setting. Early viewing is strongly recommended.

ENTRANCE HALL

Composite entrance door | UPVC double-glazed window | Radiators | Coving to ceiling | Storage cupboard housing hot water cylinder | Loft access hatch | doors to: living room dining room, dining kitchen, bathroom, bedrooms, and storage cupboard with hanging rail

LIVING ROOM 17'8 X 14'9 (5.38m x 4.49m)

UPVC bay window | Radiator | Coving to ceiling | Wall lights | Fireplace incorporating a woodburning stove and slate hearth

CONSERVATORY 10'11 X 9'1 (3.32m x 2.77m)

UPVC double-glazed windows and French doors | Engineered wood floor | Radiator | Power sockets

DINING ROOM 12'6 X 10'1 (3.81m x 3.07m)

UPVC double-glazed window | Radiator | Coving to ceiling.

DINING KITCHEN 13'10 X 18'3 MAX MEASUREMENTS (4.21m x 5.56m)

Fitted units comprising; 1.5 stainless steel sink, Bosch electric hob with extractor hood, Bosch electric oven, integrated dishwasher, space for fridge freezer

UPVC double-glazed window and French doors to rear garden | Engineered wood floor | Radiator | Coving to ceiling | Door to utility and hall

UTILITY

External double-glazed composite door to rear garden and double-glazed window | Wall unit and workbench with space for washing machine and tumble dryer | Radiator | Coving to ceiling

BEDROOM ONE 13'9 X 12'9 (4.19m x 3.88m)

UPVC double-glazed window | Coving to ceiling | Fitted wardrobes | Radiator | Door to en-suite

ENSUITE 5'6 X 5'1 PLUS SHOWER CUBICLE (1.68m x 1.55m)

Wet wall panelled shower cubicle with electric shower | Pedestal wash-hand basin | Close-coupled WC | Radiator | Part wet wall panels | Shaver point | Coving to ceiling | Laminate flooring



BATHROOM 9'9 X 6'5 (2.97m x 1.95m)

Walk in shower with wet wall panels, mains rainfall shower and hand-held shower attachment | Pedestal wash-hand basin | Close coupled WC | Radiator | Shaver point | Part-tiled walls | Coving to ceiling | UPVC double-glazed frosted window

BEDROOM TWO 17'8 X 9'1 (5.38m x 2.77m)

UPVC double-glazed windows | Radiators | Fitted wardrobes | Coving to ceiling

BEDROOM THREE 11'1 X 9'7 (3.38m x 2.92m)

UPVC double-glazed window | Radiator | Coving to ceiling

BEDROOM FOUR 6'4 X 9'9 (1.93m x 2.97m)

UPVC double-glazed window | Radiator | Coving to ceiling

GARAGE 16'6 X 17'11 (5.03m x 5.46m)

Up and over electric garage door | Light and power points

EXTERNALLY

Mature gardens mainly laid to lawn with planted flower beds and a rockery | Cold water tap | Electric power socket | Greenhouse

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage and Driveway via dropped kerb

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

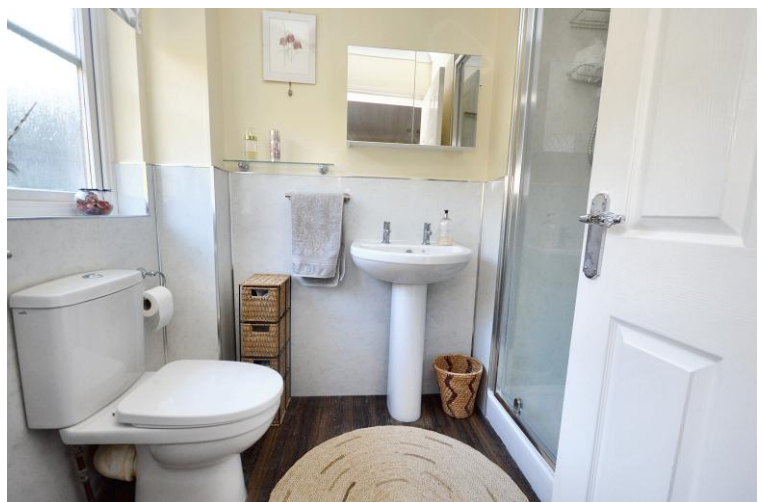
TENURE

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: E**EPC RATING: D**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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T: 01665 510044

E: alnwick@rmsestateagents.co.uk

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FLOOR PLAN

Approx Gross Internal Area
174 sq m / 1878 sq ft



Floorplan

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.

AL009285 VERSION 1



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