



## Woodhorn Farm

### Newbiggin-by-the-sea

A beautifully presented three bedroom detached home in the popular seaside town of Newbiggin with excellent transport links. The property briefly comprises of; hallway, contemporary living room, dining area, orangery, well fitted kitchen, utility and cloakroom. Upstairs you will find the master bedroom with dressing area, fitted mirrored wardrobes and en suite, a second double bedroom with wardrobes, a third bedroom and family bathroom. Externally there is a front garden laid mainly to lawn with parking for four cars and an integral garage which has an electric roller shutter door. To the rear there is a low maintenance garden. Viewing strongly recommended.

**£220,000**

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## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

UPVC Entrance door  
Stairs to first floor landing  
Feature radiator

### CLOAKS/WC OFF UTILITY

Low level WC  
Pedestal wash hand basin  
Extractor fan  
Single radiator  
Vinyl flooring

### LOUNGE 10'2 (3.10) x 12'10 (3.91) into bay

Double glazed bay window to front  
Double radiator  
Television point  
Built in storage cupboard

### DINING ROOM 8'1 (2.46) x 8'7 (2.62)

Double glazed patio doors to rear  
Feature radiator

### KITCHEN 8'3 (2.52) x 7'11 (2.41)

Double glazed window to rear  
Range of wall, floor and drawer units with co-ordinating square edge work surfaces  
Co-ordinating sink unit and drainer with mixer tap  
Tiled splash backs  
Built in electric fan assisted double oven  
Gas hob with extractor fan above  
Space for fridge/freezer  
Integrated dishwasher  
Vinyl flooring

### UTILITY ROOM 5'3 (1.60) x 5'9 (1.75)

Plumbed for washing machine  
Single radiator  
Door to garden  
Vinyl flooring

### ORANGERY 10'5 (3.18) x 9'4 (2.84)

Dwarf wall  
Double glazed windows  
Laminate flooring

### BEDROOM ONE 10'3 (3.12) x 11'7 (3.53)

2 Double glazed windows to front  
Double radiator  
Fitted wardrobes  
Walk through dressing room  
Sliding mirror

### EN-SUITE access through dressing room

Double glazed window to rear  
Double radiator  
Low level WC  
Wash hand basin set in vanity unit  
Double radiator  
Shower cubicle- mains shower  
Part tiling to walls  
Laminate flooring



**BEDROOM TWO 8'11 (2.72) x 12'8 (3.86)**

Double glazed window to rear  
Double radiator  
Fitted wardrobes  
Sliding mirror

**BEDROOM THREE 7'8 (2.33) x 12'8 (3.86)**

Double glazed window to rear  
Double radiator

**BATHROOM/WC**

3 piece white suite comprising:  
Mains shower  
Pedestal wash hand basin  
Low level WC  
Spotlights  
Double glazed window to rear  
Heated towel rail  
Tiling to walls  
Tiled flooring

**FRONT GARDEN**

Laid mainly to lawn  
Bushes and shrubs  
4 car drive way

**REAR GARDEN**

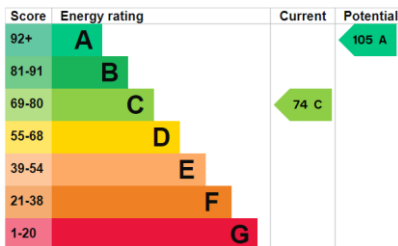
Low maintenance garden  
Flower beds  
Bushes and shrubs

**SINGLE GARAGE**

Integral electric door  
Power and lighting

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage, drive way for 4 cars



**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: C**





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