

ROOK MATTHEWS SAYER EPC: C Council Tax: C Tenure: Freehold East Farm Park, Choppington Offers In The Region Of £225,000

# East Farm Park, Choppington

- Beautiful Barn Conversion
- Two Bedroom

- Stunning Views And Private Garden
- Driveway And Garage

- No Onward Chain
- EPC:C / Council Tax Band:C /Tenure: Freehold

# Offers In The Region Of £225,000

#### **Entrance**

Entrance door.

### **Entrance Hallway**

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

## Cloaks/Wc

Low level wc, pedestal wash hand basin, tiling to floor, extractor fan, double glazed window, double radiator.

## Lounge 13'04 x 18'07 (4.06 x 5.66)

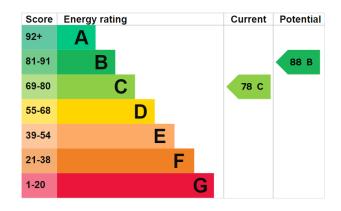
Double glazed window to front, two double radiators, television point.

## **Kitchen/ Dining Room 10'01 x 18'04** (3.07 x 5.59)

Double glazed window to front and rear, double radiators, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/ freezer and dishwasher, part laminate and part carpet flooring.

# **Utility Room**

Double glazed window to rear, plumbed for washing machine.



### **First Floor Landing**

Loft access (loft insulated), built in storage cupboard, skylight.

Bedroom Two 9'01 x 15'03 max (2.77 x 4.65)

Skylight, radiator, built in cupboard.

**Bedroom One 12'00 x 15'04 max** (3.66 x 4.67)

Two skylights, radiator, fitted wardrobes, drawers and vanity.

**Shower Room 8'02 x 6'10 (**2.48 x 2.08)

Double walk-in shower, low level wc, spotlights, heated towel rail, tiling to walls and floor, extractor fan, shaver point.

#### **External**

Low maintenance garden to the front, bushes and shrubs, block paved driveway. To the rear a low maintenance garden with patio area, bushes and shrubs and water tap.

## Garage

Detached single garage with lighting, loft space and stable door.

#### **TFNURF**

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.

BD007777/CM/SO/21.7.23/V.2

To be sold with no onward chain this beautiful barn conversion on East Farm Park really is a property worth viewing. With gorgeous surroundings the property is vey well maintained and presented throughout and could be your new forever home. Close to local shops and amenities the property has good road and transport links for those travelling to nearby towns of Morpeth, Bedlington and Ashington. Comprising briefly; bright and spacious entrance hallway, open plan kitchen and dining room, small utility room, downstairs w.c, good size lounge with stable door access to the rear private garden, stairs to the first floor landing, two double bedrooms and large, tiled shower room. Externally this property has a nicely established garden to the front with gravelled area and driveway and an enclosed, walled garden and sitting area to the rear. Parking is provided by a driveway to the side of the front garden and a garage and driveway are located separate to the property. Simply a must view property.







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