



Ferneybeds Estate

Widdrington

- Four Bedroomed Bungalow
- Quiet and Peaceful Location
- High Spec Kitchen
- Spacious Home
- Wrap Around Gardens
- Large Driveway plus Garage

Auction Guide Price £350,000

01670 511 711
morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Ferneybeds Estate Widdrington

For Sale by Auction: 29th May 2025 Option 2. Terms and Conditions apply.

Idyllic surroundings and the most spectacular garden on half an acre plot! This large detached four bedroomed bungalow sits at the end of a quiet and peaceful location just off Ferneybeds Estate, Widdrington. As it sits at the end of the lane, it soaks up the most wonderful views from its full wrap around garden. Internally offering high end fixtures and fittings throughout, with a one-of-a-kind enclosed garden. Widdrington itself offers a quiet village life, with a few local amenities on your doorstep, a very popular choice with families. Morpeth town centre, is only a short drive away where you will find an array of high-end bars, restaurants, shops and river walks to choose from.

The property briefly comprises:- Entrance porch, impressive lounge with floods of natural light which leads straight into a large conservatory soaking up the full garden views. The large high spec kitchen has been fitted with a range of modern high gloss base units, offering an abundance of storage. Appliances include an electric hob, electric oven and extractor fan. The impressive kitchen has patio doors leading straight through onto the front driveway. You further benefit from a spacious separate utility space.

To the opposite end of the living accommodation, you have four good sized bedrooms, three doubles and one single. One of which has fitted wardrobes for extra storage, whilst the second bedroom is currently used as an office with fitted office furniture but can be easily converted back into a bedroom. The three double bedrooms have all been carpeted throughout and further benefit from their own en-suites and are fitted with W.C., hand basin and shower over bath. All bathrooms have been finished to a high standard. At the back of the single bedroom there is a fabulous working steam room. You further benefit from a large converted basement which is a versatile space to suit your family's needs.

Externally to the front of the property, you have a generous sized grassed garden with sweeping private driveway to accommodate at least four cars and a single garage. To the rear of the property, you have a stunning mature garden with patio area, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in. The garden is a sheer credit to its current owners and will suit someone who enjoys outdoor living at its finest.

Early viewings are highly recommended to appreciate the space on offer.

Kitchen: 23'2 x 14'9 Max Points	(7.06m x 4.50m)
Lounge: 23'2 x 25'1 Max Points	(7.06m x 7.65m)
Utility: 8'5 x 7'9	(2.57m x 2.36m)
Porch: 9'2 x 8'8	(2.79m x 2.64m)
Conservatory: 9'2 x 9'2	(2.79m x 2.79m)
Bedroom One: 13'2 x 19'5	(4.01m x 5.92m)
Ensuite: 11'2 x 6'7	(3.40m x 2.00m)
Bedroom Two: 13'2 x 19'1	(4.01m x 5.82m)
Ensuite: 11'2 x 6'7	(3.40m x 2.00m)
Bedroom Three: 11'3 x 15'8	(3.43m x 4.78m)
Ensuite: 10'6 x 6'1	(3.20m x 1.85m)
Basement: 17'4 x 21'6	(5.28m x 6.55m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Cabinet
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway plus Garage

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
Terms and conditions apply see www.agentspropertyauction.com

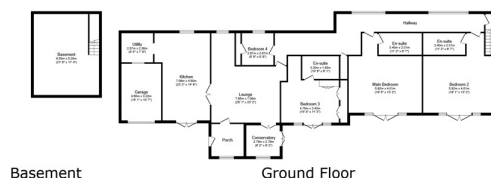
TENURE

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

EPC Rating: D Council Tax Band: D M00008239.01/05/2025.LB.JD.V.6

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



This floor plan is for illustration purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. You cannot be held liable for this plan and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must keep open its own inspection(s). (Revised) by www.agentsproperty.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

16 Branches across the North-East

