



Flanders Lodge | Ulgham | NE61 3AN

Offers In The Region Of £395,000

ROOK
MATTHEWS
SAYER

**3****1****2****Spacious Detached Bungalow****No Onward Chain****Three Bedrooms****Fully Enclosed Garden****Peaceful Village Location****Private Driveway plus Garage****Light and Spacious Rooms****Freehold**

For any more information regarding the property please contact us today

With no onward chain, this is a must view to appreciate the space on offer. Located in the quiet and peaceful village of Ulgham, only a 15-minute drive to the popular market town of Morpeth, this large detached bungalow offers a wonderful opportunity for those looking to enjoy semi-rural living at its finest. The property itself has been beautifully presented throughout with high end fixtures evident. Ulgham itself is a quaint little village with direct buses to Newcastle, Alnwick and the bustling town centre of Morpeth, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises:- Entrance hallway, generous sized lounge with floods of natural light due to the double aspect windows. The modern kitchen/diner has been fitted with base units, offering an abundance of storage, you further benefit from patio doors out from the kitchen into the stunning back garden. The kitchen/diner is a great space for families with plenty of room for your dining room table and chairs. Appliances include dishwasher, washing machine, Smeg double oven and gas hob. From the kitchen there is direct access into the garage which leads into a separate utility area.

To the opposite end of the living accommodation, you have three good sized rooms, two doubles and one single. All bedrooms have been tastefully decorated. The master bedroom further benefits from an ensuite shower room. The family bathroom has been finished with a free-standing bath tub, shower over bath, basin and W.C.

Externally to the front of the property, you have a large grass area, private driveway which can accommodate up to three cars and single garage. Whilst to the rear of the property, you have a fully enclosed garden that has been laid to lawn with patio area. This garden will be a huge attraction for anyone looking for their very own tranquil oasis to relax in.

MEASUREMENTS

Lounge: 15'27 x 17'95 Max Points (4.62m x 5.41m Max Points)
Kitchen: 14'29 x 17'95 Max Points (4.32m x 5.41m Max Points)
Utility: 9'61 x 9'17 (2.90m x 2.79m)
Bedroom One: 11'90 x 11'90 (3.58m x 3.58m)
Ensuite: 4'82 x 7'84 (1.42m x 2.34m)
Bedroom Two: 11'90 x 11'19 (3.58m x 3.41m)
Bedroom Three: 9'23 x 11'19 Max Points (2.82m x 3.38m Max Points)
Bathroom: 6'58 x 7'84 (1.96m x 2.34m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and Garage

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: E

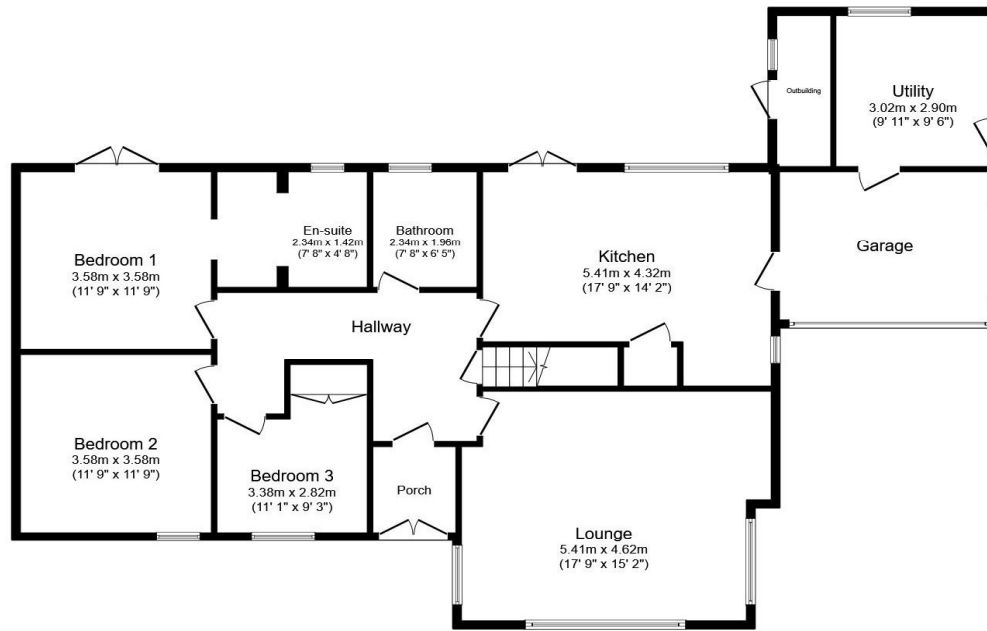
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Floor Plan

Floor area 136.2 sq.m. (1,466 sq.ft.)

Total floor area: 136.2 sq.m. (1,466 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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.



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