



## Heatherlea Kirkwhelpington

This beautiful bungalow benefits from exceptional rural views and a sought-after village location. The front door opens to a generous lobby and reception hall with excellent storage. There is an open plan lounge diner, a stylish modern kitchen, convenient utility room and an inner hallway leading to the bathroom and three well-proportioned bedrooms, one of which has an en-suite shower room. Externally there is a sizeable driveway leading to a generous double garage and mature gardens to the front and rear with well stocked borders and picturesque views over the fields to the rear. Kirkwhelpington is a beautiful village with excellent services including milk delivery to the Post office, fruit, vegetables and eggs delivered to the village hall, doorstep meat and fish deliveries and a library van.

**Asking Price: £450,000**

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## Entrance Lobby 6'5 x 6 (1.95m x 1.82m)

The entrance door opens to this convenient lobby with double glazed window to the front, radiator and carpeted flooring.

## Reception Hall 13'11 x 6'5 (4.24m x 1.95m)

A carpeted hallway with cloaks storage, radiator, storage cupboard and access to the living room, kitchen and hallway that leads to the bedrooms.



## Living Room 19'5 x 20'5 (5.91m x 6.22m)

A well-proportioned room with double glazed windows to the front and side, carpeted flooring, feature fireplace, radiator and an opening to the:

## Dining Room 10 x 11'8 (3.04m x 3.55m)

A lovely room with double glazed sliding doors to garden, carpeted flooring, radiator and door to the kitchen.

## Kitchen Breakfast Room 11'9 x 15'10 (3.58m x 4.82m)

A stylish fitted kitchen with work surfaces and sink unit inset, part tiled walls, central heating boiler in the cupboard, space for a range cooker with cooker hood, Amtico Flooring, double glazed window to the rear, integrated fridge, radiator and spotlights.



## Utility Room 6'7 x 11 9 max (2.00m x 3.58m)

A useful room with fitted units, contrasting work surfaces with sink unit inset, spaces for appliances, Amtico flooring, radiator and double-glazed window and door to the rear garden.

## Inner Hall 3'4 x 14'9 (1.01m x 4.49m)

A carpeted inner hall with cloaks storage cupboard and loft access.



## Bedroom Three 10'4 x 7'7 plus recess (3.14m x 2.31m)

A lovely room with double glazed window to the front, carpeted flooring and radiator.

## Bedroom Two 11'8 x 16'1 (3.55m x 4.90m)

A beautiful room with double glazed window to the front, carpeted flooring and radiator.



## Bathroom

A stylish modern bathroom with bath tub, shower enclosure, WC, wash hand basin inset to storage, Amtico flooring, laminate walls, heated towel rail, extractor fan, spotlights and double-glazed window to the rear.

## Principal Bedroom 11'11 x 14'4 (3.63m x 4.36m)

This charming room has beautiful views of the garden through a double-glazed window to the rear, carpeted flooring and a radiator.

## En-Suite Shower Room

This modern room benefits from a shower enclosure, WC, wash hand basin inset to feature storage, double glazed window to the front, heated towel rail, spotlights and extractor.

## Garden

To the front is a substantial gravel driveway and mature planted garden. To the rear is a wonderful garden with exceptional countryside views, well stocked planted borders, a sizeable lawn, paved areas and a summer house.

## Attached Garage 29'5 max to recess x 16 max recess (8.96m x 4.87m)

An extremely generous garage with electric door, light, power, double glazed window and door to the rear and loft access.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tanks

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage with driveway

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is non-standard construction with timber frame.

## 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: TBC**

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Floorplan

**Heatherlea, Kirkwhelpington**

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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**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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