



## East Townhead Otterburn

This fabulous detached secluded bungalow is available for sale with no onward chain and benefits from a stylish modern kitchen, wonderful gardens, ample storage and additional parking across the lane. The property is accessed via an entrance lobby leading to a convenient WC, garage/workshop and an elegant breakfasting kitchen. There is an inner hallway with loft ladder to the first-floor store room and two further loft spaces, a comfortable dual aspect living room, bathroom and three well-proportioned bedrooms. Externally the garden and additional land over the lane measure circa 1/4 of an acre. The bungalow has a sizeable garage/workshop, charming views, mature gardens with greenhouse, shed, driveway, additional parking, fruit trees, hen house with run and a vegetable plot. Otterburn is a sought-after location with a highly regarded first school, village shop, pub and is home to the popular Otterburn Mill and wedding venues such as Woodhill Hall and Le Petit Château.

**Asking Price: £385,000**

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# East Townhead Otterburn

## **Entrance Porch/Boot Room 4'10 x 15'6 (1.47m x 4.72m)**

A generous boot room with double glazed windows and door to the side, double glazed window to the rear, tiled flooring, electric radiator and door to the garage and WC.

## **WC 2'10 x 7'11 (0.86m x 2.41m)**

With WC, wash hand basin, tiled flooring, part tiled walls and single glazed window to the side.

## **Kitchen Breakfast Room 14'9 x 14'3 (4.49m x 4.34m)**

A beautiful fitted kitchen in a contemporary style with contrasting work surfaces, induct hob with glass splash back and cooker hood, sink unit inset, electric double oven, integrated double fridge, dishwasher, double glazed windows to the front and side, dual fuel heated towel rail, plinth heater, storage cupboards, feature shelving and vinyl flooring.

## **Inner Hallway 9'1 x 5 (2.76m x 1.52m)**

The hallway has solid wood flooring and access to the loft room.

## **Living Room 12'8 x 20'8 (3.86m x 6.29m)**

A wonderful dual aspect living space with inglenook fireplace and stove, tiled inset, solid wood flooring, radiators, double glazed windows and doors to the rear garden and double-glazed window to the side.

## **Bedroom One 10'7 x 12 plus wardrobes (3.22m x 3.65m)**

This charming room has a double-glazed window overlooking the garden, carpeted flooring, fitted wardrobes, fitted dressing table and bedside cabinets, wall light and radiator.

## **Bedroom Two 8'7 max into recess x 12'10 (2.61m x 3.91m)**

This bedroom has a double-glazed window overlooking the rear garden, carpeting flooring and radiator.

## **Bedroom Three 9'5 max into recess x 9'10 (2.87m x 2.99m)**

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



### **Bathroom 6'8 x 9'5 (2.03m x 2.87m)**

With bath tub, shower enclosure, wash hand basin inset to storage, WC, part tiled walls, heated towel rail and vinyl flooring.

### **Loft Room 19'11 x 10'6 sloping ceilings (6.07m x 3.20m)**

This room has boarded flooring and walls, light and power, Velux window to the front and doors to two further loft spaces.

### **Garage/Workshop 19'10 x 13'9 (6.04m x 4.19m)**

With single glazed windows and doors to the front, single glazed windows to both sides, plumbing for a washing machine, Parkray stove, loft storage with ladder, light and power.

### **Garden**

There is a beautiful garden laid to lawn with planted borders, paved areas to enjoy the surroundings, kitchen garden with ample space for growing vegetables, soft fruit, miniature apple tree, plum tree, pear tree and two apple trees, a brick base shed with light and power measuring 7'11 x 12'3, greenhouse and extra parking over the lane with chicken house and run adjacent.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Superfast Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage with driveway

### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **TENURE**

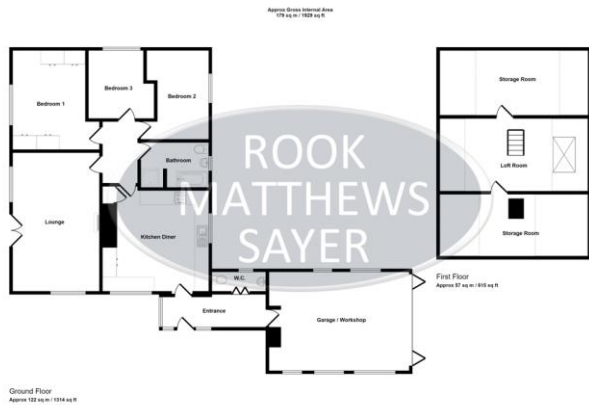
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: TBC**

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**East Townhead, Otterburn**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. 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		75 C
55-68	D	55 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 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.

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