



## Hazel Cottages

### Otterburn

Presenting a charming detached bungalow available for sale in Otterburn. The property is neutrally decorated throughout, offering a blank canvas to prospective buyers. The house boasts three bedrooms, a bathroom, a reception room and a kitchen.

OFFERS OVER **£245,000**

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### PROPERTY DESCRIPTION

The reception room is an open-plan living and dining area, bathed in natural light from the large windows. This generous space allows for comfortable family living and entertaining. The kitchen is well-equipped with ample storage and has the added benefit of natural light. It provides access to both the patio and the garage, making it supremely convenient and functional.

The property features three bedrooms, two of which are double rooms with built-in wardrobes. The master bedroom, a spacious double room, offers open views to the rear. The third bedroom is a single room, perfect for a child's room or home office. The bathroom is equipped with a shower over the bath.

Among the unique features of the property are a parking space, a garden, a single garage and open views to the rear. The open-plan living and dining area create a flowing space that caters to modern lifestyles.

The location of the property offers access to local amenities and walking routes, making it perfect for those who value convenience and enjoy outdoor activities.

In summary, this neutrally decorated detached bungalow is a fantastic opportunity for those seeking a comfortable and convenient home with the potential to personalise to their own taste.

Living Room: 15'01" (max) x 22'02" (max) - 4.59m x 6.76m

Kitchen: 8'01" (max) x 20'01" (max) - 2.46m x 6.10m

Bedroom One: 12'02" (+wardrobes) x 11'11" - 3.71m x 3.63m

Bedroom Two: 11'10" (max) x 9'11" - 3.61m x 3.02m

Bedroom Three: 9'09" x 8'07" - 2.97m x 2.62m

Bathroom: 8'00" x 6'09" - 2.44m x 2.06m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND 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: E**

**EPC RATING: TBC**

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