



High Grange | Matfen | NE20 0RP

£650,000 Offers Over

Presenting an immaculate four-bedroom detached bungalow, nestled in the heart of Matfen village. This sought-after location offers both convenience to local amenities and easy access to surrounding green spaces, making it a desirable setting for tranquil living.

ROOK
MATTHEWS
SAYER



4



2



2

DETACHED

VILLAGE SETTING

TWO RECEPTION ROOMS

OPEN PLAN LIVING

FOUR BEDROOMS

TWO BATHROOMS

DETACHED GARAGE

LANDSCAPED GARDENS

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The bungalow features wrap-around gardens, providing a delightful outdoor space ideal for leisure and entertaining. The detached garage and driveway parking offer practical solutions for vehicles and additional storage.

Inside, there are two spacious reception rooms. The first is open-plan, seamlessly connecting to the modern kitchen and dining area, and benefits from both natural light and direct access to the garden with two sets of french doors—perfect for indoor-outdoor living. The kitchen is a standout feature—open-plan in design, with a kitchen island, granite countertops, an abundance of natural light, and dedicated dining space. This arrangement encourages comfortable living and entertaining. The second reception room enjoys large windows, a fireplace, a garden view, and further access to the garden, creating a bright and welcoming atmosphere throughout.

Four double bedrooms are provided, offering flexibility and space for family or guests. The master bedroom boasts a large en-suite with a free-standing bath, rain shower, and heated towel rail for a touch of luxury. The fourth bedroom is currently utilised as a home office with access to the garden and stunning open views, providing versatility to suit various needs. The main bathroom is equipped with a rain shower and a heated towel rail.

This bungalow is presented in immaculate condition, combining modern comfort with a desirable village setting. Viewings are highly recommended to fully appreciate all it has to offer.

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Reception Room One:
37'09" x 15'07" x 11.51m x 4.74m

Reception Room Two:
17'00" x 17'05" - 5.17m x 5.31m

Utility Room:
8'10" x 9'06" - 2.69m x 2.89m

Bedroom One:
15'00" x 12'06" - 4.57m x 3.81m

En-suite:
10'00" x 11'05" - 3.04m x 3.48m

Bedroom Two:
13'07" x 10'10" - 4.13m x 3.31m

Bedroom Three:
7'09" x 10'10" - 2.35m x 3.30m

Bedroom Four/Home Office:
10'02" x 9'01" - 3.09m x 2.76m

Bathroom:
8'01" x 7'08" - 2.46m x 2.33m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: F

EPC RATING: D

P00007310.SD.SD.08/08/25.V.1





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		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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