



## Paddock Wood Prudhoe

- Detached Bungalow
- Two Bedrooms
- Mature Garden
- Garage & Cellar
- No Onward Chain

**OIEO £ 250,000**



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# 37 Paddock Wood

Prudhoe, NE42 5BJ

A BEAUTIFUL TWO BEDROOM BUNGALOW IN A QUIET CUL DE SAC WITH OPEN ASPECT TO REAR SURROUNDED BY WOODLAND AND WELL MAINTAINED AND PLANTED GARDENS.

THE PROPERTY BOASTS ONE LARGE RECEPTION ROOM, BATHED IN NATURAL LIGHT FROM LARGE WINDOWS THAT PROVIDE A PLEASANT VIEW OF THE LARGE MATURE GARDEN. THIS ROOM PRESENTS A WEALTH OF OPPORTUNITIES FOR TRANSFORMATION INTO A COSY AND INVITING FAMILY SPACE. THE KITCHEN ALSO BENEFITS FROM AN ABUNDANCE OF NATURAL LIGHT, CREATING A BRIGHT AND AIRY ATMOSPHERE THAT IS IDEAL FOR PREPARING MEALS.

THE PROPERTY OFFERS TWO DOUBLE BEDROOMS, WITH THE MASTER BEDROOM FEATURING BUILT-IN WARDROBES. THESE ROOMS OFFER AMPLE SPACE AND THE POTENTIAL FOR PERSONALISATION TO SUIT YOUR NEEDS. THERE IS A FUNCTIONAL SHOWER ROOM WHICH HAS BEEN RECENTLY UPDATED.

OUTSIDE, THE PROPERTY BOASTS A LARGE MATURE GARDEN, A GARAGE, A DRIVEWAY, AND SITS IN A QUIET CUL-DE-SAC LOCATION. THE GARDEN OFFERS PLENTY OF SPACE FOR OUTDOOR ACTIVITIES AND THE POTENTIAL FOR LANDSCAPING TO YOUR PREFERENCE. THE ADDITIONAL BENEFIT OF HAVING NO ONWARD CHAIN SIMPLIFIES THE BUYING PROCESS, ALLOWING YOU TO CREATE THE PERFECT HOME IN YOUR OWN TIME.

THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY TO CREATE A HOME TAILORED TO YOUR TASTE, IN A DESIRABLE LOCATION. IT OFFERS THE PERFECT BALANCE OF POTENTIAL AND CHARM, WITH THE PROMISE OF BECOMING A BEAUTIFUL AND WELCOMING HOME.

#### Entrance:

UPVC door to the porch, glass door to;

#### Hallway:

Storage, heating vents, air con and boiler cupboard.

#### WC:

UPVC window and low level wc.

#### Kitchen: 14'4" 4.37m x 9'1" 3.02m

Large UPVC window, door to the garage, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, space for freestanding gas cooker, plumbed for dishwasher, trap door in the floor providing access to the cellar and heating vent.

#### Lounge: 17'11" 5.46m x 12'11" 3.94m

Large UPVC windows and three heating vents.

#### Bedroom One: 10'5" 3.18m x 10'5" 3.18m

Large UPVC window, double door to storage and heating vent.

#### Bedroom Two: 10'11" 3.33m x 10'5" 3.18m

Large UPVC window, fitted wardrobes, double door to storage and heating vent.

#### Bathroom:

UPVC window, double electric shower, vanity wash hand basin, wc, cupboard with water tank, loft hatch and heating vent.

#### Externally:

There is an enclosed garden to the rear with mature plants, patio area and a hedge boundary. There is also a garden to the side which has steps up to;

#### Garage:

With electric door, UPVC door to the rear garden, three UPVC letter box windows, Large UPVC window and plumbed for washing machine.

#### Cellar:

Accessible from the rear garden, benefiting from electricity and a work bench.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE

#### 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.

#### 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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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.

16 Branches across the North-East

