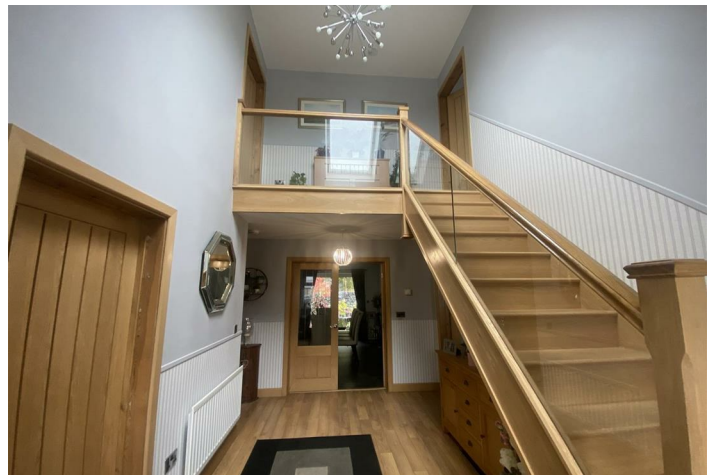




## 3 Olive Grove , Seghill NE23 7FH

- Fabulous Detached Dormer Bungalow
  - Semi-rural location
  - 20Ft Living Room
  - Utility Room
  - En-suite/Dressing Room
- Outstanding condition
- Superb welcoming hallway
- Modern Dining Kitchen
  - 3 Bedrooms
- Gardens to three sides and garage

**Offers Over £400,000**





We are delighted to offer for sale this unique detached dormer style bungalow set in a lovely small cul-de-sac with lovely mature woodland to the rear. Internal viewing is essential to fully appreciate this outstanding property on offer. Briefly comprises: a warm wide welcoming reception hallway with lovely staircase to the first floor, Living Room with bay window to the front with feature fireplace, Two ground floor bedrooms with Jack and Jill bathroom with White modern suite of bath, wash hand basin and WC.

Beautiful Dining Kitchen with ample space for table and chairs and an excellent range of wall and floor units with contrasting work surfaces incorporating sink unit with mixer tap, integral fridge freezer microwave and dishwasher, extractor, Smeg range style cooker, wine chiller, utility room with plumbing for automatic washing machine and sink unit with door to the rear.

To the first floor there is a master bedroom with walk in dressing room and En-suite modern bathroom with 4 piece suite of bath with LED plinth, vanity wash hand basin, low level WC and separate shower cubicle. Also to the first floor is a study for convenient home working.

Externally there is a single garage with good sized block paved driveway for multiple vehicles, gardens to front, side and rear with lawn, borders, patio and greenhouse.

Also benefiting from UPVC triple glazing and gas central heating, security alarm and CCTV system.

### Reception Hallway

16'4 x 8'9

### Lounge

20'6 x 11'2

### Bedroom 2

12'0 x 10'8

### Jack and Jill Bathroom

10'0 x 8'9

### Bedroom 3

14'4 x 9'6

### Dining Kitchen

24'9 x 11'6

### Utility Room

10'7 x 5'9

### First Floor Landing

### Study

9'8 x 6'9

### Bedroom 1

16'8 x 19'8

### Dressing Room

13'8 x 7'2

### En-suite Bathroom

10'4 x 5'9

### Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







**Local Authority** Northumberland County Council  
**Council Tax Band** E  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

