



## 7 Queens Road

Wooler, NE71 6DR

Offers In The Region Of £249,950

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Located in one of the most sought after areas in Wooler which was voted as one of the best towns to live in north Northumberland, we are pleased to bring to the market this immaculate and deceptively spacious three bedroom semi-detached dormer bungalow. The property has pleasant views to the front of the surrounding area and the countryside beyond, full double glazing and gas central heating.

This property would make an ideal retirement or family home, which comprises of a generous living room with an inglenook fireplace with a log burning stove, a dining room with ample space for a table and chairs, a well appointed breakfasting kitchen with an excellent range of medium oak units with appliances and patio doors to a large conservatory which gives access to the rear garden. On the first floor are three generous double bedrooms and a split level bathroom with a modern white four piece suite. Tastefully decorated throughout and easy walking distance to the centre of Wooler.

Garden to the front and rear which has been landscaped for ease of maintenance.

Viewing is highly recommended.





## Vestible

4'4 x 3'8 (1.32m x 1.12m)

Glazed entrance door giving access to the vestibule which has a built-in double cloaks cupboard and a glazed door to the entrance hall.

## Entrance Hall

14'6 x 6'9 (4.42m x 2.06m)

Stairs to the first floor landing with a built-in understairs cupboard and a large built-in double cloaks cupboard. Window to the side, a central heating radiator and two power points.

## Living Room

15'3 x 14'4 (4.65m x 4.37m)

A good sized reception room with a bay window to the front and an attractive inglenook fireplace with an oak surround and a log burning stove. Central heating radiator, a television point, a ceiling rose and eight power points.

## Dining Room

11'9 x 11'3 (3.58m x 3.43m)

Ample space for a table and chairs, the dining room has a built-in alcove and a built-in shelved cupboard. Central heating radiator, four power points and a doorway to the kitchen.

## Kitchen

12'2 x 19' (3.71m x 5.79m)

Fitted with a superb range of light oak wall and floor kitchen units, which includes a double glass display cabinet, under unit lighting and spacious granite effect worktop surfaces incorporating a breakfast bar. One and a half bowl stainless steel sink and drainer below the window to the rear, there is also a window to the side. Built-in double oven, four ring gas hob with a cooker hood above. Integrated dish washing machine, plumbing for an automatic washing machine and space for a tumble dryer. Central heating radiator, a glazed entrance door to the side and double patio doors to the conservatory. Twelve power points.

## Conservatory

11' x 9'9 (3.35m x 2.97m)

A spacious conservatory with windows on three sides making it a bright and airy room, there are double French doors to the rear patio and four power points.

## First Floor Landing

4'5 x 5'5 (1.35m x 1.65m)

Access to the loft, a central heating radiator and one power point.

## Bathroom

12'2 x 10' (3.71m x 3.05m)

A split level bathroom which is fitted with a quality white four piece suite which includes a bath, a toilet with a toilet roll holder, a shower cubicle, a wash hand basin with a vanity unit below and a double medicine cabinet above. Frosted triple window to the rear and a window to the side. Recessed ceiling spotlights and a central heating radiator.

## Bedroom 1

13'8 x 10' (4.17m x 3.05m)

A double bedroom with a picture window to the front with cupboard space below with views of the surrounding countryside. Two double wall lights over the bed position, a central heating radiator, a television point and six power points.

## Bedroom 2

13' x 9'3 (3.96m x 2.82m)

A large double bedroom with a picture window to the front with superb countryside views and cupboards below. Central heating radiator, a television point and six power points.

## Bedroom 3

15'7 x 9' (4.75m x 2.74m)

Another double bedroom with a double window to the rear, a central heating radiator and a built-in cupboard housing the central heating boiler. Six power points.



## Garden

Small gravelled garden at the front of the property and an enclosed garden at the rear with a paved sitting area.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure- freehold.

Council tax band C.

Energy rating D.

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

### FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

### VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.









GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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