



Trollshaws Coldmartin Terrace

Wooler, Northumberland, NE71 6QR

Offers In The Region Of £280,000

We are pleased to bring to the market this spacious three bedroom detached house, which is located approximately one mile south of the sought after town of Wooler. Wooler has been voted as one of the best places to live in the north of England. The property is tucked away off the A697 road with views over the surrounding countryside and the Cheviot Hills. Set in generous gardens and grounds creating privacy for the owners, the property has ample parking for four vehicles and a double garage. There is a generous lawn garden to the front and a private sitting area to the side with the attractive feature of a small stream. The well proportioned interior comprises of a good sized living room with an inglenook fireplace with a multi-fuel stove, a dining room which gives access to a large sun room overlooking the garden to the side. There is a well appointed kitchen with a gas range cooker, a useful utility room/pantry and a cloakroom. On the first floor is a large bathroom with a quality white four piece suite and three generous double bedrooms, two with fitted storage. The house has full double glazing and oil central heating. We would recommend viewing of this ideal family home.



Entrance Hall

3'9 x 2'8 (1.14m x 0.81m)

Entrance door to the front giving access to the hall, which has a fifteen pane door to the living room and stairs to the first floor landing.

Living Room

12'4 x 14'5 (3.76m x 4.39m)

A good sized reception room with a double picture window to the front overlooking the gardens and an inglenook fireplace with a multi-fuel stove. Built-in double cupboards either side of the fireplace and a understairs cupboard housing the hot water tank and immersion heater. Coving on the ceiling, a central heating radiator, two double wall lights with a matching centre light. Telephone point, television point and six power points.

Dining Room

9'6 x 13'5 (2.90m x 4.09m)

With ample space for a table and chairs, the dining room has a picture window to the rear, a central heating radiator and coving on the ceiling. Three double wall lights, four power points and double fifteen pane doors to the sunroom and a door to the rear hall.

Sun Room

20'2 x 11'9 (6.15m x 3.58m)

A spacious and bright reception room with a triple window to the front and rear and two windows to the side and double French doors giving access to the gardens. The sunroom has two central heating radiators, coving on the ceiling and eight power points..

Rear Hall

6'3 x 4'4 (1.91m x 1.32m)

Partially glazed entrance door to the rear hall which has a cloaks hanging area and a central heating radiator. Built-in understairs cupboard. Doorway to the kitchen.

Kitchen

13' x 9'1 (3.96m x 2.77m)

Fitted with an excellent range of white wall and floor kitchen units, which includes a double glass display wall cabinet and granite effect worktop surfaces. Rangemaster gas cooker with a cooker hood above, plumbing for a dish washing machine. One and a half bowl ceramic sink and drainer below one of the two windows to the side of the house. Central heating boiler and ten power points.

Utility Room/Pantry

8'1 x 8'6 (2.46m x 2.59m)

An excellent storage area which has a frosted window to the side of the house and built-in shelving to one wall. Plumbing for an automatic washing machine and a central heating radiator. Access to the loft and two power points.

Cloakroom

3'8 x 3'9 (1.12m x 1.14m)

Fitted with a white two-piece suite, which includes a toilet and a wash hand basin with a medicine cabinet above. Frosted window to the side.

First Floor Landing

2'9 x 10'4 (0.84m x 3.15m)

Giving access to all the rooms on the first floor level, the landing has a central heating radiator and one power point.

Bathroom

11'8 x 8'7 (3.56m x 2.62m)

Fitted with a quality white four piece suite, which includes a toilet, a wash hand basin with a vanity unit below a medicine cabinet above. Bath with a shower attachment and a walk-in shower cubicle with an electric shower. Frosted window to the front and two windows to the side. Central heating radiator and a heated towel rail.

Bedroom 1

10'8 x 15' (3.25m x 4.57m)

A double bedroom with two built-in double wardrobes and a walk-in storage cupboard offering excellent storage. Double



window to the front with views of the surrounding countryside, including the Cheviot Hills. Central heating radiator and four power points.

Bedroom 2

11'3 x 9'2 (3.43m x 2.79m)

Another double bedroom with a window to the rear and a built-in storage cupboard. Central heating radiator and four power points.

Bedroom 3

8'5 x 8'9 (2.57m x 2.67m)

A double bedroom with a window to the rear with a central heating radiator below. Access to the loft and four power points.

Double Garage

Large parking area in front of the double garage offering ample parking for a number of vehicles.

Gardens

Generous gardens surrounding the property on all sides which include a lawn garden to the front, a private patio area to the side with the attractive feature of a stream. Green house and paved sitting area to the rear.

General Information

Full double glazing.

Full oil central heating.

All fitted floor coverings are included in the sale.

Services- mains electric, drainage into a septic tank, private water supply, LPG gas bottles for the cooker.

Council tax band D.

Tenure - Freehold.

Energy rating E.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

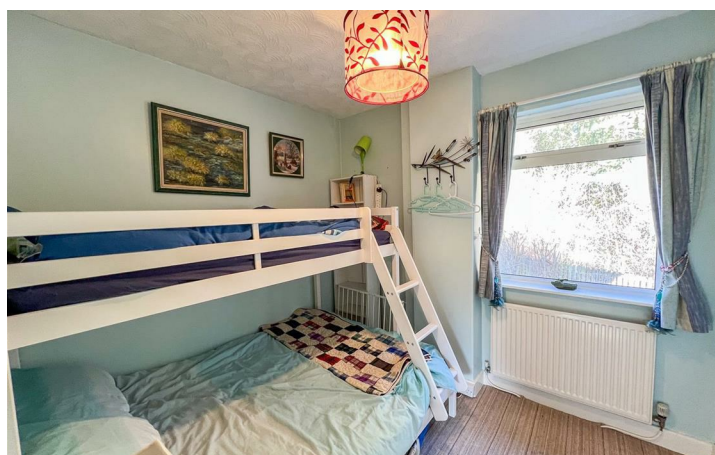
Saturday - By Appointment

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
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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