



The Paddock Cheviot Street

Wooler, NE71 6LW

Offers Over £625,000

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We are delighted to bring to the market this stunning detached five bedroom house, which is located in an elevated position on the outskirts of Wooler, with outstanding open views over the town and the surrounding countryside. The present owner's have meticulously designed and built The Paddock, creating this outstanding individual family home, with all the modern facilities that you would expect in a new house.

The interior is entered into a vestibule which leads to an entrance hall with an attractive southern yellow pine carved staircase, a generous lounge with coving and a ceiling rose and double doors to the conservatory which takes advantage of the countryside views. Doorway from the lounge into the dining room with ample space for a table and chairs and patio doors onto a veranda in the front garden. Luxury breakfasting kitchen with top quality kitchen units with granite worktop surfaces incorporating a fitted corian breakfast bar and appliances. There is a utility room and a cloakroom. Also on the ground floor is a the second bedroom which is being used as a snug and the main bedroom suite, which includes a large double bedroom with quality fitted furniture, a dressing room with fitted wardrobes and an en-suite bathroom with a four piece suite. On the first floor is a family bathroom, three large double bedrooms, one with an en-suite shower room. The property has full double glazing, gas central heating with underfloor heating on the ground floor.

Large block paved drive offering ample parking and giving access to the double garage. Generous informal gardens at the front and rear of the house, which includes a veranda to take advantage of the views over the lawns and flowerbeds.

Viewing is highly recommended.



Vestibule

9'7" x 4'6" (2.928 x 1.392)

Partially glazed entrance door to the vestibule, which has partially glazed double doors to the entrance hall.

Entrance Hall

Attractive pine carved staircase to the first floor landing. Built-in double cloaks cupboard. Double partially glazed doors to the lounge.

Lounge

17'2" x 15'8" (5.24 x 4.79)

A stunning reception room with coving on the ceiling and a ceiling rose. Freestanding fireplace with an electric fire and a triple window to the side of the property. Double glass doors to the conservatory. Two wall lights with a matching centre light. Doorway to the dining room.

Conservatory

13'5" x 9'10" (4.1 x 3)

A fully glazed conservatory with double French doors to the side. The conservatory takes advantage of the stunning open views of the surrounding countryside and the gardens.

Dining Room

12'5" x 12'8" (3.8 x 3.88)

With ample space for a table and chairs, the dining room has double patio doors to the front garden and a ceiling rose. double doors to the entrance hall.

Kitchen/Breakfast Room

12'3" x 13'9" (3.74 x 4.2)

Fitted with a top of the range kitchen, which is fitted with an excellent range of wall and floor units with under unit lighting and granite worktop surfaces which includes a built-in corian breakfast bar. The kitchen includes a wine rack, under unit lighting, a pull out larder and corner carousels. Two built-in double Neff ovens, a warm tray, integrated fridge and freezer and an induction hob with a cooker hood above. Sink and drainer with a boiling water tap and a window to the side and front. Recessed ceiling spot lights.

Utility Room

8'7" x 9'9" (2.64 x 2.98)

Fitted with wall and floor white gloss storage cupboards with ample worktop surfaces. Stainless steel sink and drainer below the double window to the side. Built-in airing cupboard and a gas hob housing the central heating boiler. Partially glazed entrance door to the rear.

Cloakroom

4'6" x 6'1" (1.39 x 1.86)

Fitted with a white two piece suite, which includes a toilet and a wash hand basin with a vanity unit and a mirror with a light. Frosted window to the rear.

Bedroom 2

13'10" x 11'6" (4.22 x 3.51)

Currently being used as a snug, the room is fitted with white gloss storage cupboards, which includes glass display cabinets with concealed lighting and a television unit. Double window to the side.

Bedroom 1

18'0" x 11'6" (5.51 x 3.51)

A generous double bedroom with an extensive range of white fitted bedroom furniture, which include double wardrobes, a dressing table, drawers and bedside cabinets. Extra storage cupboards over the bed position and a double window to the rear.

En-Suite Bathroom

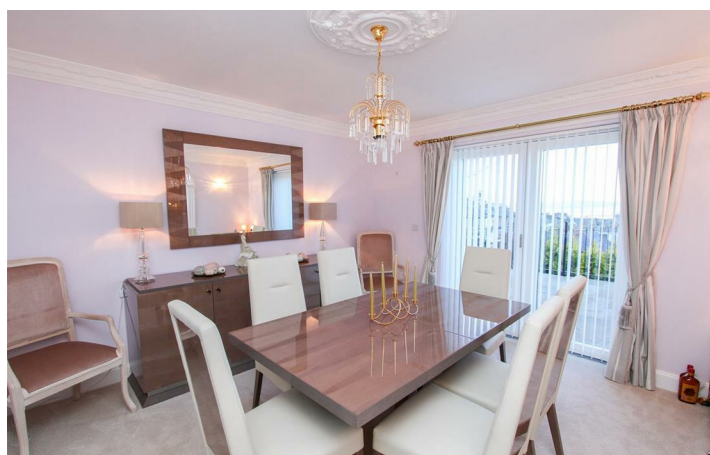
7'11" x 8'8" (2.43 x 2.65)

A fully tiled bathroom which is fitted with a quality white four piece suite, which includes a shower cubicle, a toilet, a bath with shelved recesses above and a wash hand basin with a vanity unit below and a medicine cabinet above. Heated towel rail and a double window to the side.

Dressing Room

9'8" x 12'4" (2.95 x 3.78)

Fitted with wardrobes on one wall offering excellent storage and a double window to the side.



First Floor Landing

Built-in airing cupboard housing the hot water tank and a built-in storage cupboard. Access to the loft and a velux window to the side.

Bedroom 3

14'9" x 13'5" (4.5 x 4.1)

A generous double bedroom with a window to the front with superb open countryside views and fitted wardrobes on one wall offering excellent storage.

En-Suite Shower Room

10'7" x 7'4" (3.24 x 2.24)

Fitted with a white three piece suite which includes a toilet, a wash hand basin with a vanity unit below and a mirror with a light above. Corner shower cubicle, a heated towel rail and a velux window to the side.

Bathroom

10'7" x 7'3" (3.24 x 2.23)

Modern white three piece suite which includes a bath, a toilet and a wash hand basin with a vanity unit below and a mirror with a light above. Heated towel rail and a velux window to the side.

Bedroom 4

11'3" x 16'0" (3.44 x 4.9)

Another double bedroom with a built-in wardrobe and a double window to the rear.

Bedroom 5

20'11" x 22'11" (6.4 x 7)

Currently being used as a games room, however, it would make an ideal bedroom. Window to the side of the property.

Garage

19'8" x 19'8" (6 x 6)

An electric roller door to the front. Lighting and power points connected.

Garden

Large block paved driveway offering ample 'off road' parking

for a number of vehicles and giving access to the garage. Lawn garden at the rear with a patio, a pergola and garden shed. Generous garden at the front with a raised veranda taking advantage of the views of the surrounding countryside and the garden. The front garden is mainly laid to a lawn with flowerbed surrounds.

General Information

Full double glazing.

Full gas central heating, underfloor heating on ground floor.

All fitted floor coverings are included in the sale.

All mains services are connected except for drainage into a septic tank.

Council tax band F

Tenure-Freehold

Energy Rating B

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - by appointment.

FIXTURES & FITTINGS

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

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

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

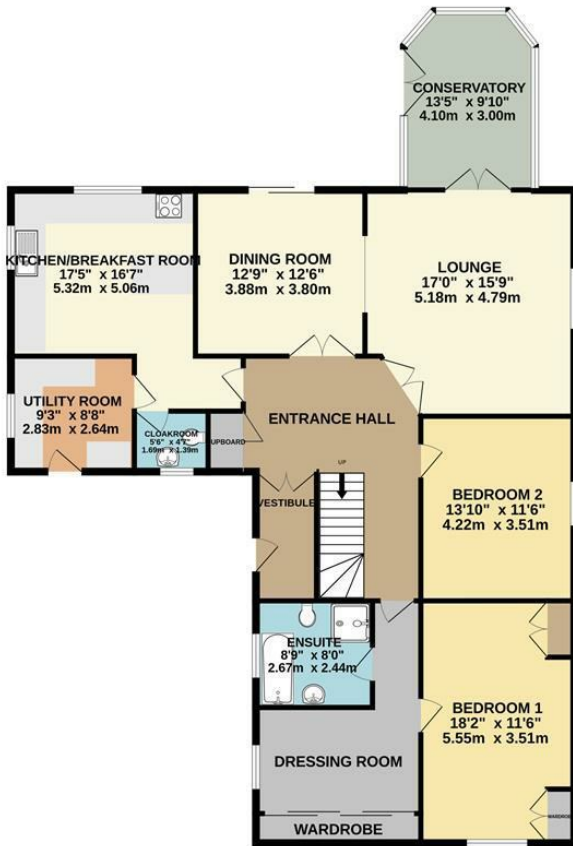








GROUND FLOOR
1689 sq.ft. (156.9 sq.m.) approx.



1ST FLOOR
1301 sq.ft. (120.8 sq.m.) approx.



TOTAL FLOOR AREA : 2989 sq.ft. (277.7 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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