



2 Wheatriggs

Milfield, Wooler, NE71 6HY

Price Guide £189,500

We are delighted to offer for sale this beautifully presented three bedroom detached house, which is located in the small village of Milfield, some five miles from Wooler, which is the nearest town. The house was the original show home, which offers modern contemporary living accommodation that is ready to walk into. Built in 2021 the property offers a perfect blend of comfort and style, with the benefits of full double glazing and gas central heating, making it an ideal family home.

The house is entered through an entrance hall, which gives access to a cloakroom and the spacious living room, with ample space for reception room furniture and stairs to the first floor landing with a useful understairs cupboard. Leading from the living room is a breakfasting kitchen, with a superb range of modern units with appliances and double French doors to the rear garden. On the first floor is a modern bathroom and three bedrooms, two are double and the third bedroom is a single, which the current owner's are using it as an office.

Ample parking on a driveway for two cars and giving access to the single garage. Small garden at the front and a good sized enclosed lawn garden at the rear, which is secure for children and pets.

Don't miss out on the opportunity to make this immaculate house your own. Contact our Wooler office to arrange a viewing.



Location

The village of Milfield is very popular, with a cafe and The Red Lion public house, which offers excellent bar meals. The town of Wooler is a picturesque market town in North Northumberland nestling below the Cheviot Hills. With a population of around 2000, the town has an excellent range of facilities to cater for the residents and tourists who visit Wooler. There is varied shopping which includes two supermarkets, two butchers and bakers, a variety of independent shops, cafés and restaurants. The town has a doctors' practice and the nearest hospital is 16 miles away. There are many sporting activities within the town, including a nine hole golf course, a football club, cricket club, indoor and outdoor bowling, a running club, tennis and badminton. Wooler has become a popular holiday destination for walkers in the Cheviot Hills and some of the best beaches in the country only 20 minutes' drive. The bigger towns of Alnwick and Berwick-upon-Tweed are approximately 16 miles from Wooler, with the nearest train station being in Berwick-upon-Tweed which is on the main east coast mainline. Newcastle-upon-Tyne is approximately 51 miles from Wooler where the nearest airport is located and Edinburgh is 57 miles.

Entrance Hall

6'4 x 3'4 (1.93m x 1.02m)

Partially glazed entrance door giving access to the hall which has a window to the side, a central heating radiator and two power points.

Cloakroom

5'1 x 2'7 (1.55m x 0.79m)

Fitted with a white two piece suite which includes a toilet, a wash hand basin and a frosted window to the side. Cloaks hanging area and a central heating radiator.

Living Room

14'5 x 14'7 (4.39m x 4.45m)

A spacious reception room with a double window to the front with a central heating radiator below. Stairs to the first floor

landing with a built-in understairs cupboard. Eight power points and a television point.

Kitchen/Breakfast Room

14'5 x 9'3 (4.39m x 2.82m)

Fitted with a modern white gloss kitchen with an excellent range of wall and floor units with wood effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the double window to the rear and a double French doors giving access to the rear garden. Plumbing for an automatic washing machine, a built-in oven, four ring ceramic hob with a cooker hood above. Cupboard housing the central heating boiler, a central heating radiator, recessed ceiling spotlights and nine power points.

First Floor Landing

9'6 x 6'11 (2.90m x 2.11m)

Access to the loft, a central heating radiator and two power points.

Bathroom

6'11 x 6' (2.11m x 1.83m)

Fitted with a quality white three piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a shaver socket above. Frosted window to the rear and a heated towel rail.

Bedroom 2

11'1 x 8'2 (3.38m x 2.49m)

A generous double bedroom with a double window to the rear, a central heating radiator and four power points.

Bedroom 3

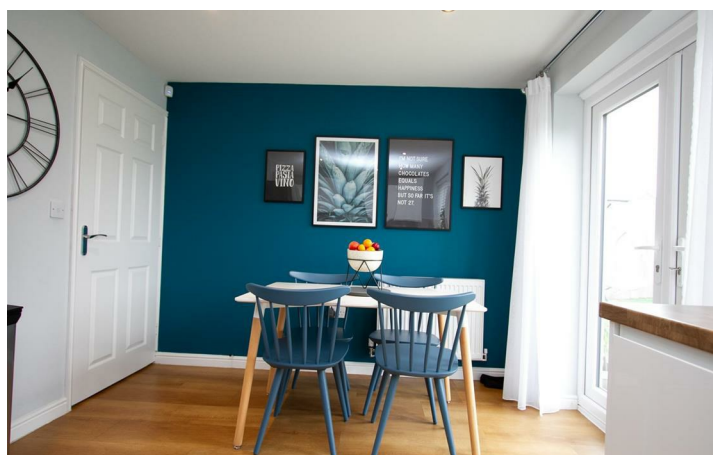
8'1 x 6'1 (2.46m x 1.85m)

A single bedroom which is currently being used as an office, the room has a double window to the front with a central heating radiator below and four power points.

Bedroom 1

13' x 8'2 (3.96m x 2.49m)

A double bedroom with a double window to the rear with a central heating radiator below. Six power points.



Garage

Ample parking on a driveway for two vehicles and giving access to the single garage with up and over door.

Garden

Small lawn garden at the front of the house with hedging surrounding. Enclosed rear garden with a patio overlooking lawns.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected,

Council Tax Band - C

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9am - 17.00pm

Saturday - 9.00am - 12.00pm

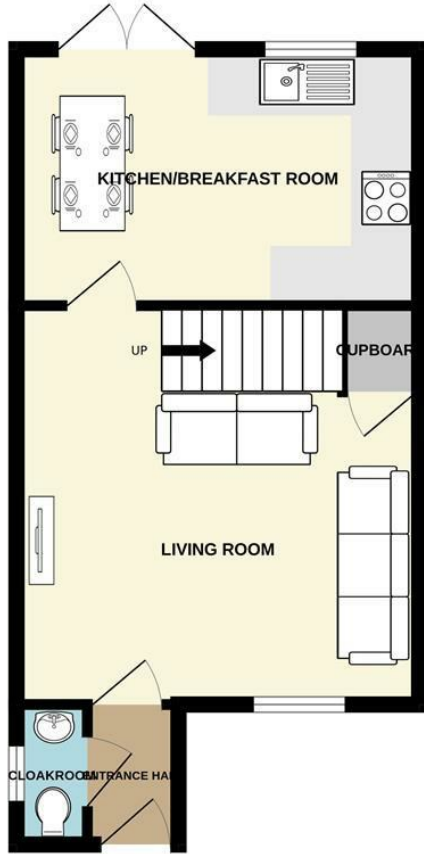
VIEWINGS

Strictly by appointment with the agent.

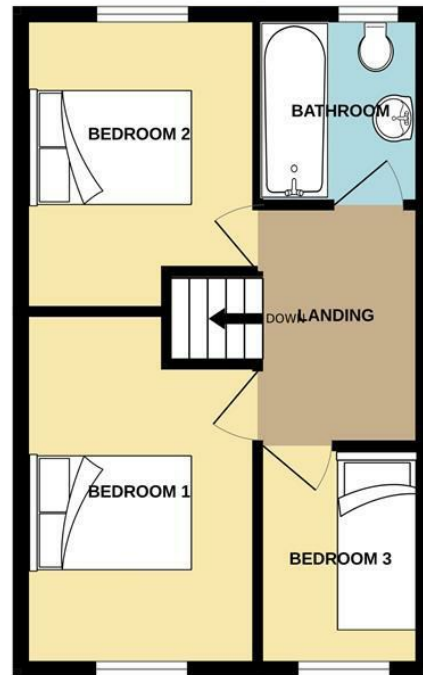




GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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