



18 Queens Road

Wooler, Northumberland, NE71 6DR

Offers Over £700,000

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Queens Road is a beautifully presented stone built Georgian semi-detached house, located in one of the most sought after residential areas in Wooler, which has recently been voted as one of the most desirable places to live in the north of England. The property has stunning open views of the surrounding area and countryside beyond.

This stunning dwelling would make a fabulous family home, which has character and charm with many of the original features being retained, including the oak carved staircase, ornate cornices and coving, fireplaces, doors and deep skirting boards. The spacious accommodation is set on three levels, which is entered through a vestibule which leads to an entrance hall with a stunning oak carved staircase and a large walk-in storage cupboard. The lounge has an attractive open coal fireplace and a bay window with a window seat below taking advantage of the views over the garden. Generous dual aspect dining room with a marble fireplace with a log burning stove. There is a good sized family room with an inglenook fireplace with a log burning stove and a doorway to the orangery offering a relaxing place to enjoy the sun and gain access to a patio. Large breakfasting kitchen with a superb range of traditional units including a central workstation and a large walk-in pantry. Doorway from the kitchen to a utility room, a cloakroom and integral garage.

On the first floor is a bespoke family bathroom with a quality four piece suite and four large double bedrooms, the two main bedrooms have attractive open views and fireplaces. Leading from bedroom three is a back staircase and giving access to the fourth bedroom, which is being used as a dressing room. On the second floor is a shower room and two further double bedrooms. Full double glazing and gas central heating.

Stunning private garden at the front with informal lawns, mature trees, rockeries and flowerbeds. Victorian green and summerhouse.

Must be viewed to be fully appreciated.



Wooler

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, a 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 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 located in Berwick-upon-Tweed which is on the main east coast mainline. Newcastle-upon-Tyne is approximately 46 miles from Wooler where the nearest airport is located and Edinburgh is 62 miles.

Vestibule

6'3 x 8'9 (1.91m x 2.67m)

Entrance door to the front giving access to the vestibule, which has a tiled floor and a glazed door with a glass panel either side giving access to the entrance hall.

Entrance Hall

13'5 x 9' (4.09m x 2.74m)

With sanded wooden flooring, the entrance hall has the original oak carved staircase to the first floor landing with a large understairs cupboard. Window to the side and doors to the main reception rooms.

Lounge

19'5 x 15'1 (5.92m x 4.60m)

A stunning reception room with ornate cornice, sanded wooden flooring and a large bay window to the front with a window seat below enjoying views over the garden and

surrounding areas. The lounge has an attractive oak carved open coal fireplace with a marble inset and hearth and a built-in shelved alcove to the side of the fireplace. Three wall lights and a central heating radiator.

Dining Room

16'9 x 14'2 (5.11m x 4.32m)

A spacious dual aspect reception with sanded wooden flooring and coving on the ceiling, the dining room has a double window to the front with a window seat below and a window to the side. Attractive marble fireplace with a tiled inset and a log burning stove. Built-in shelving to the side of the fireplace and two central heating radiators.

Family Room

18' x 13'3 (5.49m x 4.04m)

A well proportioned reception room with an inglenook fireplace with a log burning stove. Door giving access to the back staircase and a door to the understairs cupboard. Coving on the ceiling and a central heating radiator. Doorway to the orangery.

Orangery

9'8 x 12' (2.95m x 3.66m)

Superb addition to the property which has a skylight and double French doors with glass panels either side giving access to a patio.

Kitchen/Breakfast Room

26'4 x 11'3 (8.03m x 3.43m)

Fitted with a quality traditional shaker kitchen with an excellent range of base units and a central workstation with a breakfast bar. Plumbing for an automatic washing machine and a Rangemaster range cooker with a cooker hood above. Two windows to the side, a window to the rear and a large skylight. Built-in shelved recess, Dimplex electric heater and a large walk-in shelved pantry.

Utility Room

5'8 x 11'9 (1.73m x 3.58m)

Fitted with cream shaker base cupboards with granite effect



worktop surfaces. One and a half bowl stainless steel sink and drainer, plumbing for an automatic washing machine and space for a tumble dryer. Skylight, a central heating radiator and a cloaks hanging area.

Cloakroom

5'5" x 4'4" (1.65m x 1.32m)

Fitted with a modern white two piece suite which includes a toilet and a wash hand wash basin. Heated towel rail.

First Floor Landing

10'9 x 8'9 (3.28m x 2.67m)

With stairs to the second floor landing and a central heating radiator.

Bedroom 1

20' x 14'1 (6.10m x 4.29m)

A large double bedroom with a bay window to the front with stunning open views over the garden and the surrounding countryside, the bedroom has coving on the ceiling and attractive timber fireplace with a tiled inset and a log burning stove. Central heating radiator.

Bedroom 2

16'1 x 14'2 (4.90m x 4.32m)

Another double bedroom with a double window to the front with open views and a window to the side, coving on the ceiling and a central heating radiator.

Bathroom

10'9 x 8'7 (3.28m x 2.62m)

Fitted with a bespoke white four piece suite which includes a walk-in shower cubicle, a toilet, a wash hand basin with a medicine cabinet above and a bath with a shower attachment. Two heated towel rails and a frosted double window to the front and a window to the side. Recessed ceiling spotlights

Bedroom 3

18' x 13'4 (5.49m x 4.06m)

A double bedroom with a built-in shelved recess, a central

heating radiator and a double window to the side of the house.

Hallway

3'5 x 2'3 (1.04m x 0.69m)

Stairs leading down to the ground floor.

Bedroom 4/Dressing Room

18' x 9' (5.49m x 2.74m)

Fitted with an extensive range of fitted wardrobes on one wall offering excellent storage, incorporating an airing cupboard housing the hot water tank and the central heating boiler. Built-in shelved recess, a window to the side of the house with a central heating radiator below.

Second Floor Landing

9'5 x 9'1 (2.87m x 2.77m)

Access to the loft.

Shower Room

6'3 x 10'4 (1.91m x 3.15m)

Fitted with a modern white three-piece suite which includes a wash hand basin with a vanity unit below, a toilet and a shower cubicle with shelving to the side for towels. Central heating radiator and a velux window.

Bedroom 5

13'6 x 14'3 (4.11m x 4.34m)

A double bedroom with a half bay window to the front with superb open views and a central heating radiator.

Bedroom 6

14'2 x 12'8 (4.32m x 3.86m)

Another double bedroom with a half bay window to the front with superb countryside views and a built-in double wardrobe. Central heating radiator and access to the loft.

Garage

18'4 x 17' (5.59m x 5.18m)

With an electric roller door to the front giving access to the garage and a single pedestrian door, the garage can house two cars.. Skylight and built-in storage throughout the garage, lighting and power connected.



Gardens

Driveway giving access to a large parking area and giving access to the garage. Stunning gardens at the front of the house with lawns with mature hedging and trees creating privacy for the owners. Well stocked flowerbeds and shrubberies ensure colour throughout the year. There is a summerhouse, useful timber garden shed and a large Victorian greenhouse.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

Council Tax Band - E

Tenure - Freehold.

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

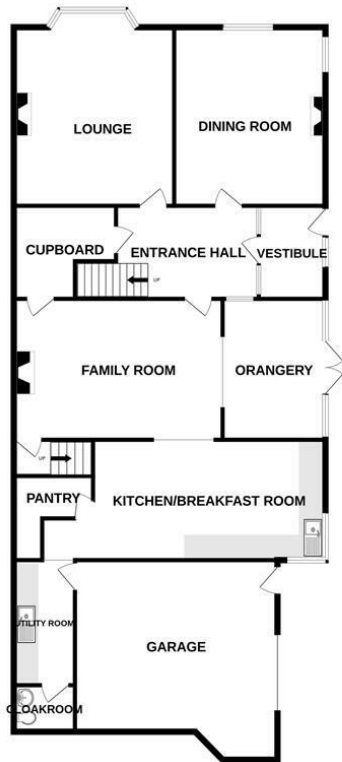
Strictly by appointment with the selling agent and viewing guidelines.







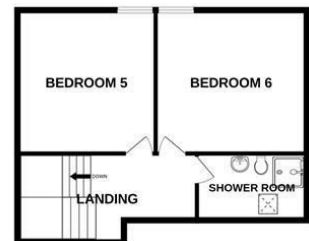
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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