



# 11 Linhope Green

Kingsmead, Wooler, NE71 6BS

Offers In The Region Of £249,950

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We are delighted to bring to the market this immaculate three bedroom semi-detached house, which offers a perfect blend of comfort and modern living, including gas central heating and double glazing.

The property forms part of the Kingsmead development located on the outskirts of Wooler, the house has the benefits of countryside views. Easy walking distance to the centre of Wooler and all the facilities that it has to offer.

The well presented interior comprises of an entrance hall with a cloak cupboard, a good sized living room, a spacious kitchen/dining area with quality grey shaker units with appliances and ample space for a table and chairs in the dining area which has double French doors to the rear garden. Door from the kitchen into a useful utility room and a cloakroom. On the first floor is a modern bathroom and three good sized bedrooms, the main bedroom has an en-suite shower room.

Block paved driveway at the front of the house offering 'off road' parking for two cars. Enclosed rear garden with a patio overlooking flowerbeds, shrubberies and a timber garden shed.

This semi-detached house in Linhope Green presents an excellent opportunity for those looking to settle in a welcoming neighborhood, do not miss the chance to make this lovely house your new home.



## Entrance Hall

19' x 6'2 (5.79m x 1.88m)

Partially glazed entrance door giving access to the hall, which has a built-in cloaks cupboard, stairs to the first floor landing, a central heating radiator and two power points.

## Living Room

12'9 x 9'9 (3.89m x 2.97m)

A good sized reception room with a double window to the front, a central heating radiator, a television point and six power points.

## Kitchen/Dining Area

11'7 x 16'4 (3.53m x 4.98m)

Fitted with a superb range of grey wall and floor shaker units with wood effect worktop surfaces. Built-in oven, four ring gas hob with a cooker hood above, an integrated fridge, freezer and washing machine. Large built-in understairs cupboard and a sink and drainer below the double window to the rear, there are also double French doors in the dining area giving access to the rear garden. Central heating radiator, a cupboard housing the central heating boiler, a television point, recessed ceiling spotlights and six power points.

## Utility Room

5'9 x 6'4 (1.75m x 1.93m)

Fitted with grey base shaker storage cupboards with wood effect worktop surfaces. A stainless steel sink and drainer, plumbing for an automatic washing machine and two power points.

## Cloakroom

5'9 x 3'1 (1.75m x 0.94m)

Fitted with a white two-piece suite which includes a toilet with a toilet roll holder and a wash hand basin with a mirror above and a towel ring to the side. Central heating radiator.

## First Floor Landing

12'7 x 6'8 (3.84m x 2.03m)

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

## Bedroom 1

13'1 x 9'2 (3.99m x 2.79m)

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

## En-Suite Shower Room

3'9 x 9'2 (1.14m x 2.79m)

Fitted with a quality white three-piece suite with an attractive tiled splashback, the suite includes a walk-in shower cubicle, a toilet with a toilet roll holder and a wash hand basin with a mirror above. Heated towel rail and an extractor fan.

## Bedroom 2

10'9 x 9'2 (3.28m x 2.79m)

Another double bedroom with a double window to the rear, a central heating radiator and six power points.

## Bedroom 3

9'7 x 6'8 (2.92m x 2.03m)

A good sized single bedroom with a window to the front, a central heating radiator and four power points.

## Bathroom

5'6 x 6'8 (1.68m x 2.03m)

Fitted with a quality white three-piece suite which includes a bath with a shower and screen above, a low level toilet and a wash hand basin with mirror above. Frosted window to the rear, a heated towel rail and recessed ceiling spotlights.

## Garden

Block paved driveway at the front of the house offering 'off road' parking for two cars. Enclosed rear garden with a patio overlooking shrubberies and flowerbeds. Timber garden shed.

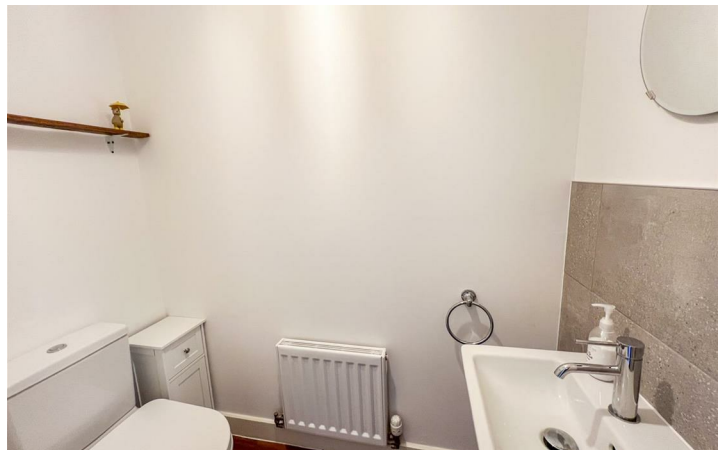
## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure - Freehold





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.



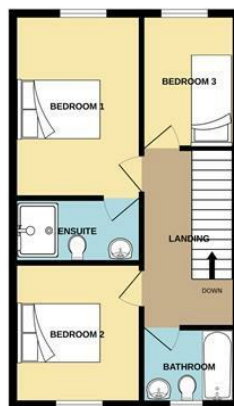




GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 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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