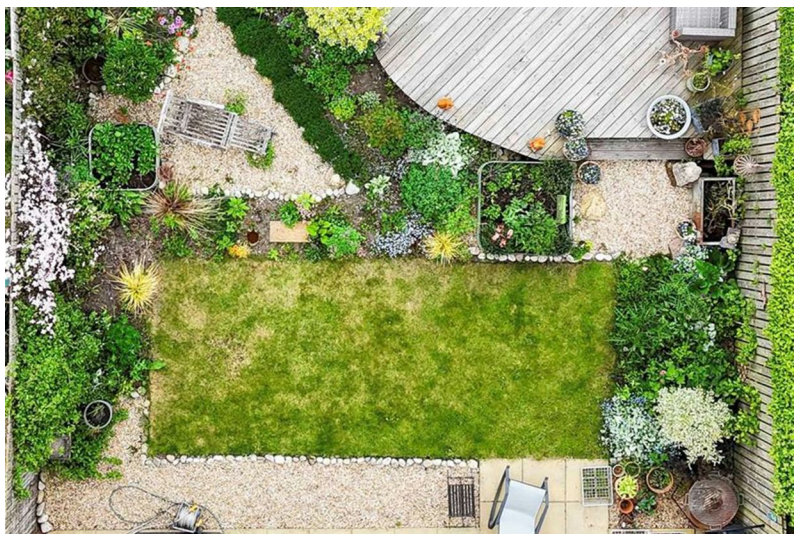




8 Magdalene Court

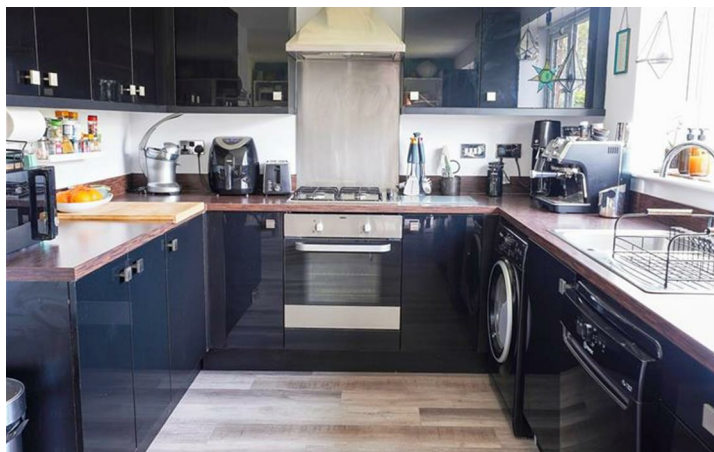
Wooler, Northumberland, NE71 6AY

Offers In The Region Of £375,000

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We are delighted to bring to the market this well proportioned detached four bedroom house, located in a desirable residential area on the outskirts of Wooler, with countryside views to the rear. This modern property offers a generous living space of 1,141 square feet, making it an ideal family home, benefitting from double glazing and gas central heating. The well-maintained interior is entered through a hall, which has a cloakroom and access to the integral garage, offering potential to extend the accommodation if required. A spacious light-filled living room provides a warm and inviting atmosphere. The home has a large kitchen/dining area with modern fitted units and appliances. There is ample space for a table and chairs in the dining area, which has French doors leading to the rear garden. The house boasts four double bedrooms, ensuring ample space for family members. The main bedroom has an en-suite shower room with underfloor heating, the other three double bedrooms are served by a modern family bathroom. There is parking for two cars on a block paved driveway and access to the integral garage. Stunning enclosed rear garden with lawn, well-stocked flowerbeds and a large decked sitting area is a real suntrap. The property is situated in a peaceful neighbourhood, offering a sense of community and close to local amenities. Wooler is known for its stunning natural surroundings, making it an excellent choice for those who enjoy outdoor activities and picturesque landscapes. This home presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible location. With its modern features and spacious layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own. Contact our Wooler office to arrange a viewing.



Entrance Hall

17' x 3'4 (5.18m x 1.02m)

Partially glazed entrance door giving access to the hall which has a central heating radiator, access to the garage and cloakroom and stairs to the first floor landing. Two power points.

Cloakroom

3' x 5'7 (0.91m x 1.70m)

Fitted with a white two-piece suite which includes a toilet, a wash hand basin and a central heating radiator.

Living Room

14'1 x 11'5 (4.29m x 3.48m)

A spacious, bright reception room with a triple window to the front with a central heating radiator below. Three wall lights, eleven power points and a television aerial.

Kitchen/Dining Area

11'3 x 24'2 (3.43m x 7.37m)

With ample space for table and chairs in the dining area, which has French doors giving access to the rear garden. The kitchen is fitted with black gloss wall and floor kitchen units featuring under unit lighting and walnut effect worktop surfaces. Built-in oven, four-ring gas hob with a cooker hood above. Plumbing for an automatic washing machine and dishwasher. Space for a fridge freezer. Stainless steel sink and drainer below the triple window to the rear. Recessed ceiling spotlights in the kitchen area, a central heating radiator and thirteen power points.

First Floor Landing

6'1 x 11'8 (1.85m x 3.56m)

Access to the loft and a built-in airing cupboard housing the hot water tank. Two power points and a window to the side on the staircase.

Bedroom 1

12'8 x 12'11 (3.86m x 3.94m)

A double bedroom with a triple window to the front with a central heating radiator below. Two wall lights over the bed

position and six power points. Access to the en-suite shower room.

En-suite Shower Room

6'2 x 6'1 (1.88m x 1.85m)

Fitted with a quality three-piece suite featuring a slate splash back. The suite includes a double shower cubicle, a toilet with a toilet holder and a wash hand basin with a vanity unit below and a mirror with a light above. Under floor heating, heated towel rail and a frosted window to the front.

Bedroom 2

9'6 x 8'6 (2.90m x 2.59m)

Double bedroom with a double window to the front with a central heating radiator below. Four power points.

Bedroom 3

11'9 x 12'3 (3.58m x 3.73m)

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

Bedroom 4

8'7 x 8'6 (2.62m x 2.59m)

Another good sized bedroom with a double window to the rear with countryside views, a central heating radiator and four power points.

Bathroom

6' x 6'3 (1.83m x 1.91m)

Fitted with a white three-piece suite which includes a low-level toilet, a generously proportioned bath with a shower attachment and a wash hand basin with a mirror above. Frosted window to the rear, recessed ceiling spotlights and a central heating radiator.

Integral Garage

16'5 x 9' (5.00m x 2.74m)

Up and over door giving access to the garage. Lighting, a transfer switch for the external power inlet and four power points. Door to the entrance hall.



Garden

At the front a block paved driveway offering parking for two cars. Planted with a variety of flowers and shrubbery at the side of the driveway. Access to the garage. Two gates either side offer access to a stunning enclosed rear garden. The rear garden has gravelled areas and well stocked flower beds. A large sun-filled decked sitting area overlooking the flower beds and lawn which catches the sun all day and into the evening.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings, blinds and fitted lights are included in the sale.

All mains services are connected.

Council tax band D.

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.

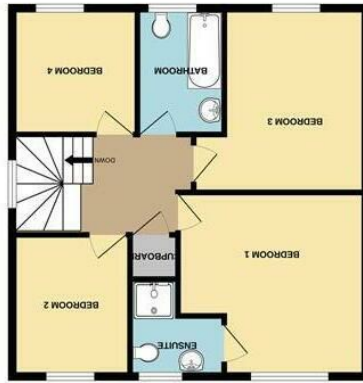
VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.

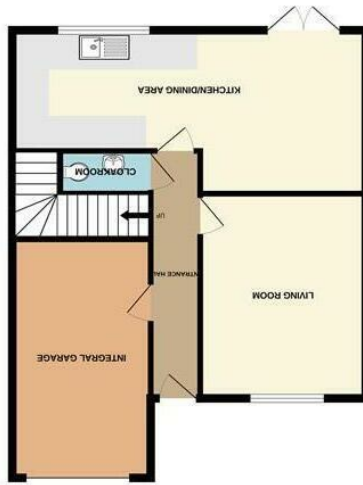




While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used 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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