



## 2 Bowmont Grove

Wooler, NE71 6BX

Offers In The Region Of £365,000

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An excellent opportunity to purchase this beautifully presented three bedroom detached bungalow, which is located on the outskirts of Wooler within this popular residential area. This property would make an ideal home for a first time buyer or a retired person, which has a superb design with all the modern facilities that you would expect in a new home.

The property is entered through a hall which leads into a spacious reception room, ideal for both relaxation and entertaining guests, door from the living room into a spacious kitchen/dining area, with a superb range of modern shaker units with appliances and double French doors in the dining area giving access to the rear garden. There is a useful utility room with access into the integral garage. The bungalow boasts three well-proportioned double bedrooms, the main bedroom has a walk-in wardrobe and an en-suite shower room. There is a contemporary bathroom with an attractive tiled splash back and a modern white four-piece suite.

The layout of this bungalow has been thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. With its modern finishes and attention to detail, this property is perfect for those seeking a low-maintenance lifestyle without compromising on quality. The owner has fitted shutter blinds on most of the windows creating privacy. Full double glazing, gas central heating and has been tastefully decorated throughout. Large enclosed lawn garden at the rear of the bungalow with a patio and a timber garden shed. Ample parking on a driveway in front of the integral garage.

Situated in a peaceful neighbourhood, Bowmont Grove offers a sense of community while being conveniently located near to local amenities. This property is an excellent opportunity for families, retirees, or anyone looking to enjoy the benefits of single-storey living in a desirable location.

Do not miss the chance to make this beautiful bungalow your new home.



## Entrance Hall

Partially glazed entrance door to the hall which has two central heating radiators, access to the loft and built-in storage cupboard..

## Living Room

13'1 x 16' (3.99m x 4.88m)

A good sized reception with a picture window to the front with shutters. Central heating radiator, twelve power points and a television point.

## Kitchen/Dining Area

10'5 x 20' (3.18m x 6.10m)

A superb kitchen with ample space for a table and chairs in the dining area, the kitchen is fitted with quality blue shaker wall and floor units with Silestone worktop surfaces which incorporates a breakfast bar. Integrated fridge, freezer and a dish washing machine. Induction hob with a cooker hood above and an AEG combi oven/microwave oven and a single oven. One and a half bowl stainless steel sink and a single window to the rear. There are also French doors giving access to the rear garden. Central heating radiator, a television point and eleven power points.

## Utility Room

5'4 x 10'4 (1.63m x 3.15m)

Fitted with blue shaker storage cupboards and a stainless steel sink and drainer, the utility room has an integrated Bosch automatic washing machine and a wall mounted central heating boiler. Glazed entrance door to the rear. Central heating radiator and four power points.

## Bedroom 2

8'6 x 10'4 (2.59m x 3.15m)

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

## Bathroom

10'5 x 5'6 (3.18m x 1.68m)

Fitted with a quality white four-piece suite with an attractive tiled splashback, the suite incorporates a bath, a low-level

toilet, a walk-in shower cubicle and a wash hand basin with a mirrored medicine cabinet above. Heated towel rail, recessed ceiling spotlights and a frosted window to the side.

## Bedroom 1

10'5 x 12'5 (3.18m x 3.78m)

A generous double bedroom with a double window to the rear with shutters and a large walk-in wardrobe. Central heating radiator and six power points.

## En-Suite Shower Room

5'5 x 7'5 (1.65m x 2.26m)

Fitted with a quality white three-piece suite which includes a walk-in shower cubicle, a wash hand basin and a toilet. Mirrored medicine cabinet. Recessed ceiling spotlights, a heated towel rail and a frosted window to the side.

## Bedroom 3

11'4 x 7'5 (3.45m x 2.26m)

A good sized double bedroom with a double window to the side with a central heating radiator below and six power points.

## Integral Garage

16'9 x 10'4 (5.11m x 3.15m)

With an up and over door giving access to the garage, which has lighting and power connected and four power points.

## Gardens

A block paved driveway offering off-road parking for two cars. Large enclosed lawned garden at the rear with a patio beside the bungalow.

## General Information

Full double glazing.

Full gas central heating.

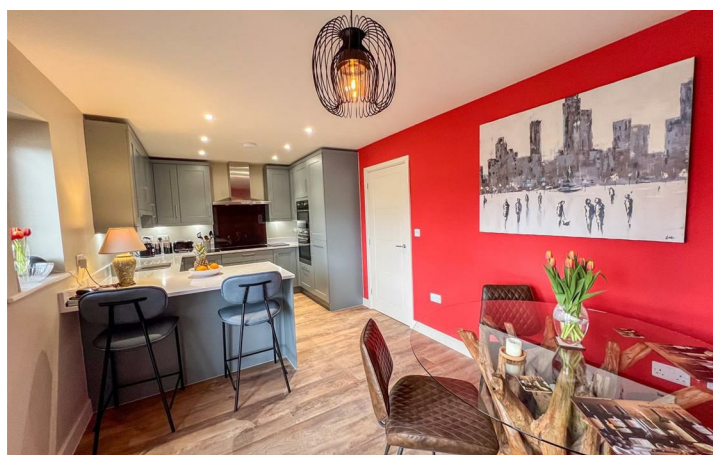
All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure - Freehold.

Council Tax Band D.

Energy rating B.





## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9.00 - 12.00

### 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



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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