



**Dogwood, Hillside West,
Rothbury, Morpeth, NE65 7YN**

Dogwood

**Rothbury
Northumberland NE65 7**

£450,000

Entrance Hallway | WC | Utility Room | Dining Kitchen | Spacious Hallway |
Living Room | Bathroom | Two Bedrooms |

Internal accommodation extends to approx. 1,400 sq.ft. (130 sq.mts)

A superbly renovated detached bungalow with garage, situated on the sought-after Hillside West and enjoying fine views. The property has recently undergone a comprehensive scheme of modernisation, resulting in bright and well-proportioned accommodation. The impressive newly fitted, high performance kitchen features contemporary units with integrated handles, a composite granite sink, built in hob, double wall-mounted oven and integrated full height larder fridge. The kitchen flows into an open plan dining/seating area which features bi-fold doors opening onto the south facing patio at the front of the property. A separate utility room features the same contemporary units with a ceramic sink and integrated freezer. The Living Room benefits from a feature fireplace with contemporary living flame inset fire and generous south facing picture windows with views across to the Simonside Hills. The Accommodation further comprises two well-appointed bedrooms, one with generous newly fitted wardrobes, and a newly installed bathroom with porcelain tiling, large walk-in rainfall shower, oversized hand basin, wall mounted WC and free standing bath.

Externally the property has a generous gated driveway with parking for up to four cars, mature and private front gardens with a south facing patio, and to the rear, an elevated seating area with access to the adjoining woodland footpath.



Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, golf club, professional and medical services/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

Community

Rothbury is a vibrant community offering an annual Traditional Music Festival, pubs and restaurants, a variety of fitness classes, an amateur dramatics group, lunch clubs, a Makers' Market and Repair Café, U3A, WI, and a community choir. Community events and excursions take place regularly, both from the Village Hall and throughout the Coquet Valley.

Services

Services: Mains Electricity | Oil Fired Central Heating & Hot Water | Mains Drainage | Mains Water Supply |

Distances

Morpeth (&train station) - 17miles

Alnwick - 11miles

Newcastle City Centre - 32miles

Newcastle Airport - 25miles

Tenure: Freehold

Title Number - ND221827

Local Authority: Northumberland County Council
Council Tax Band D - £2,597.07

Energy Performance Certificate
Current Rating D

Viewings

Strictly by appointment with the Selling Agents

What3Words

w3s///newest.spectacle.bridge





Approximate total area⁽¹⁾
 1339 ft²
 124.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

















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