



Eldon Square, Wark, NE48

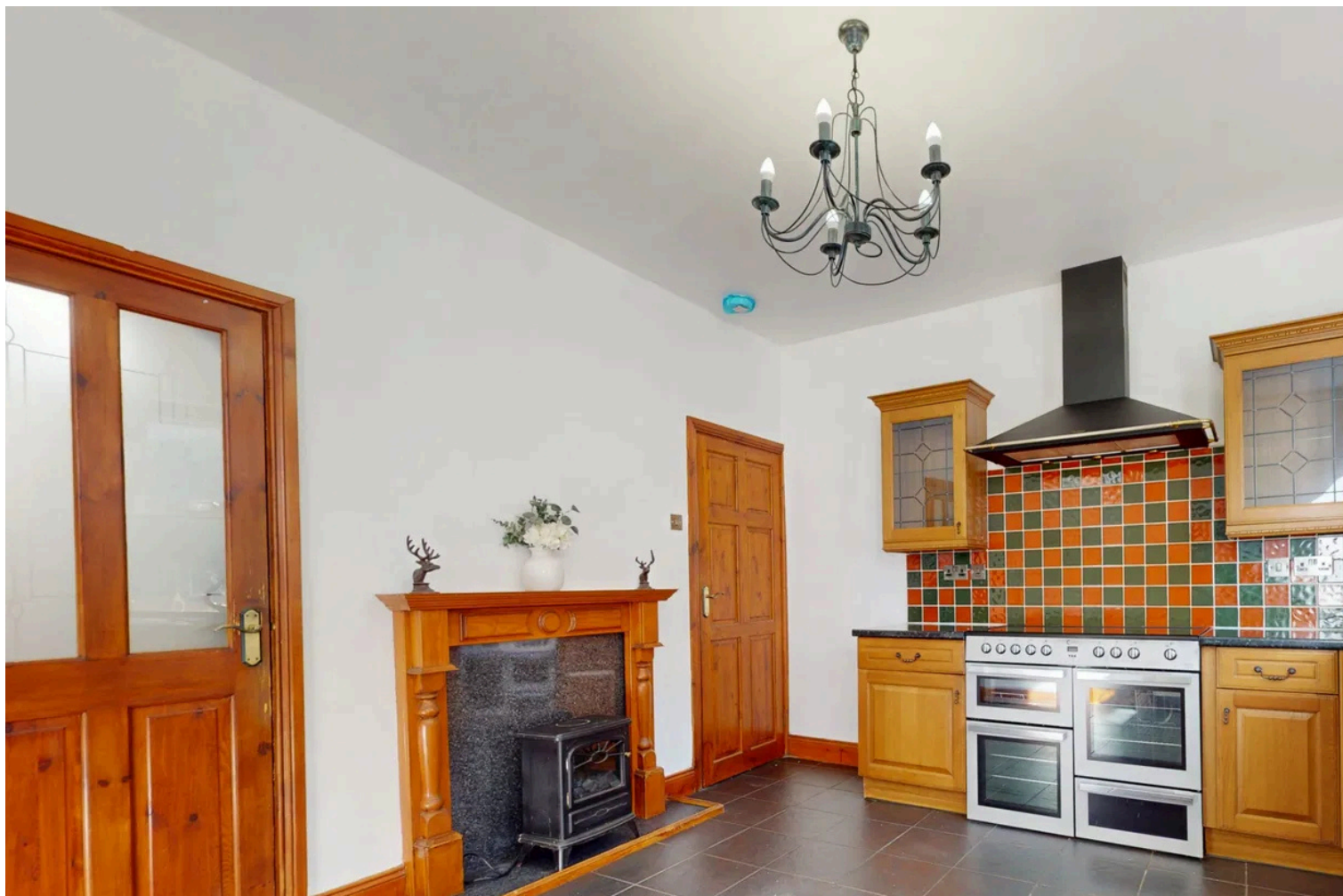
Offers in the Region: £200,000

A beautifully presented stone-built semi-detached family home overlooking the village green in the heart of Wark, offering well-proportioned accommodation arranged over three floors. The property features a spacious kitchen/diner, sizeable front reception room, and three double bedrooms including a generous second-floor master suite with ensuite facilities. The interiors are finished in a neutral, modern style throughout, with contemporary fixtures and practical layouts. Externally, the property benefits from a low-maintenance block-paved yard to the side with a stone-built external store and on-street parking is available directly to the front.



Living Room - 5.21m x 4.17m (17'1" x 13'8")

A well-proportioned reception room positioned at the front of the property, finished with neutral decor and carpet flooring. A large double glazed window and glazed entrance door for natural light, while a central fireplace surround (offering potential for installation of a wood-burning stove) creates an attractive focal point. The room offers flexible space for a range of seating layouts, with a central heating radiator and open access through to the kitchen/dinner.



Kitchen/Diner - 3.94m x 4.14m (12'11" x 13'7")

A spacious kitchen/diner featuring a range of traditional wood and floor units with contrasting worktops and a tiled splashback. The room is equipped with a range oven and matching extractor hood above, a sink with drainer unit and stainless steel mixer tap, and additional space for freestanding appliances. A double glazed window and glazed rear door for great natural light, with tiled flooring to finish. The space comfortably accommodates a dining area, with a feature fireplace adding character to the room. A door to the side leads through to a useful walk-in pantry.



Bedroom Two - 4.14m x 3.1m (13'7" x 10'2")

A smart double bedroom with neutral decor and carpet flooring. A large double glazed window with front aspect, and there is ample floor space for freestanding bedroom furniture. The room includes a central heating radiator.

Bedroom Three - 4.14m x 3.58m (13'7" x 11'9")

A bright and well-presented double bedroom with space available for freestanding furniture, includes a double central heating radiator, double glazed window with rear aspect, and carpet flooring.



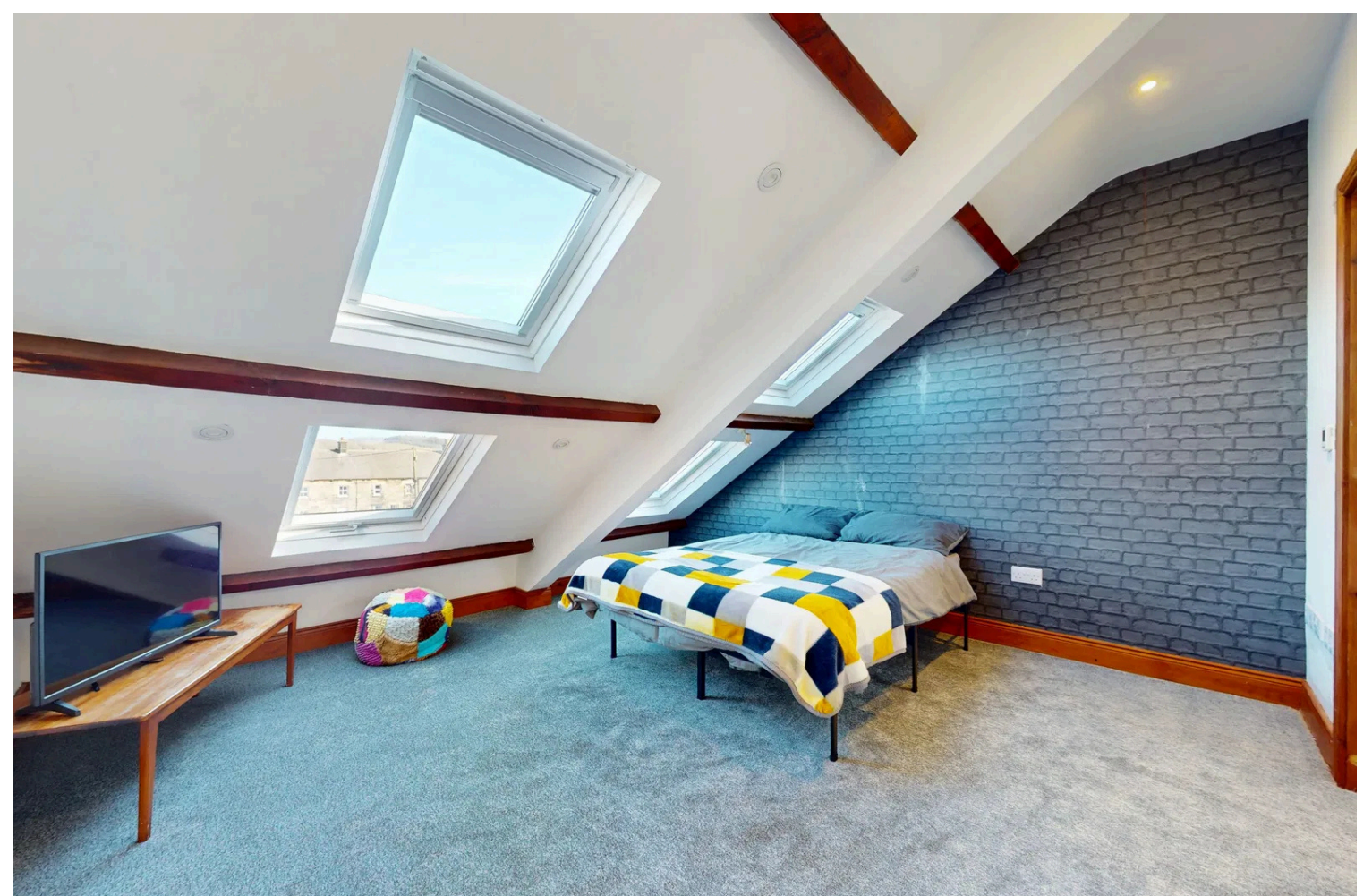
Bathroom - 3.25m x 2.87m (10'8" x 9'5")

A very modern family bathroom fitted with a white suite comprising a stunning corner bathtub, separate shower unit, vanity basin, and WC. The room is finished with a heated towel rail, as well as full-height tiling complemented by a tiled floor.



Master Bedroom - 4.06m x 3.94m (13'4" x 12'11")

A generous second floor master bedroom created within a loft conversion, featuring carpet flooring and excellent natural light from multiple skylight windows. Exposed beams and a feature wall add character to the space, with room for freestanding furniture. The room includes a double central heating radiator, and a door leading through to the ensuite shower room.





Ensuite - 2.16m x 1.47m (7'1" x 4'10")

A modern ensuite shower room fitted with a white suite comprising a pedestal wash hand basin, low level WC, and shower unit. The space is finished with tiled walls and flooring, as well as a Velux window and a heated towel rail.

Second Floor Landing

A carpeted landing area with a Velux window, giving access to the master suite and a sizeable loft storage space.



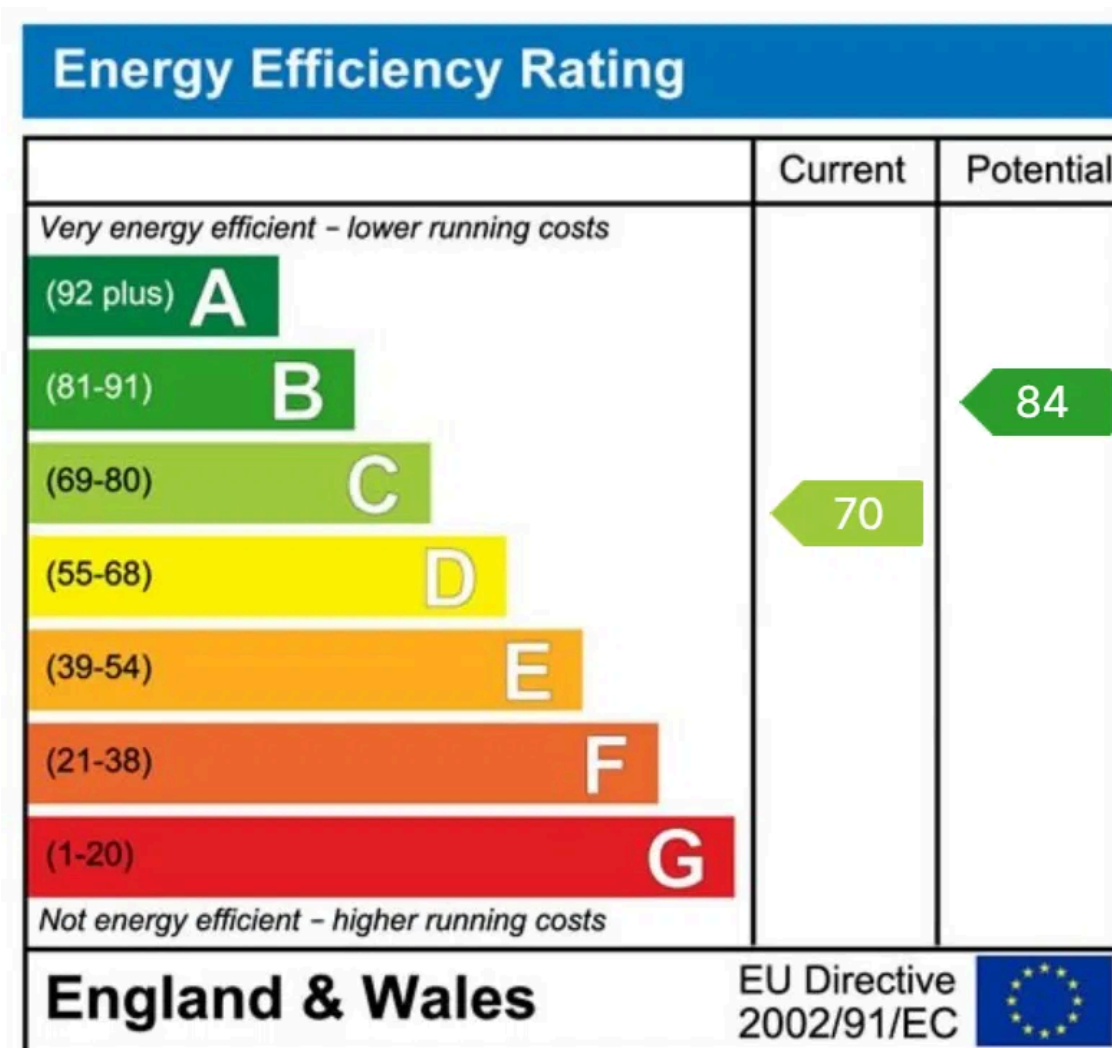
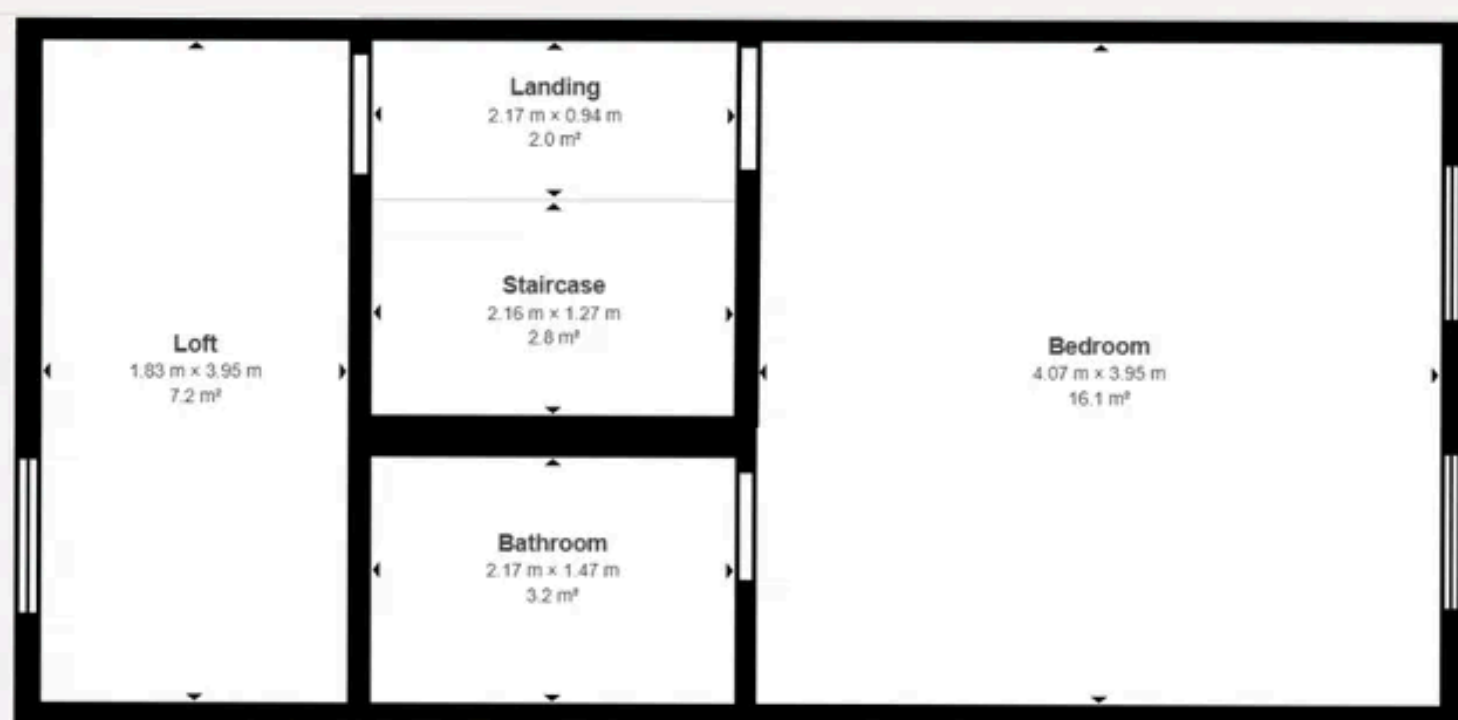
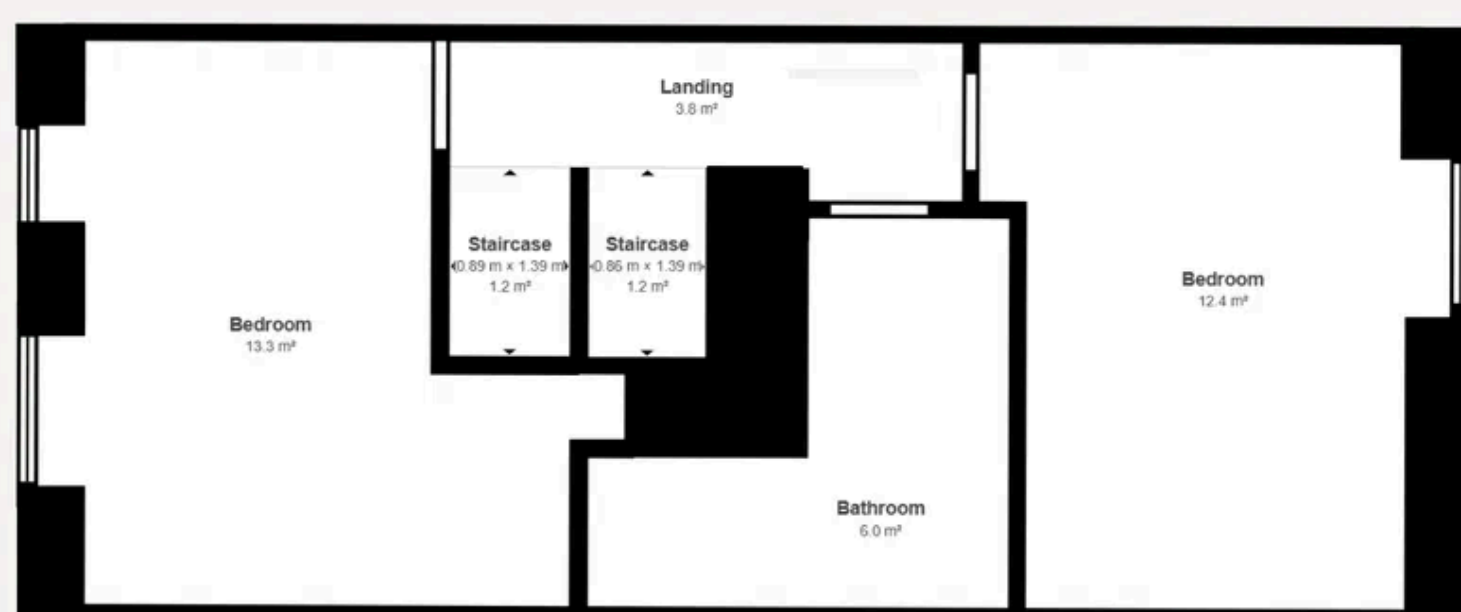
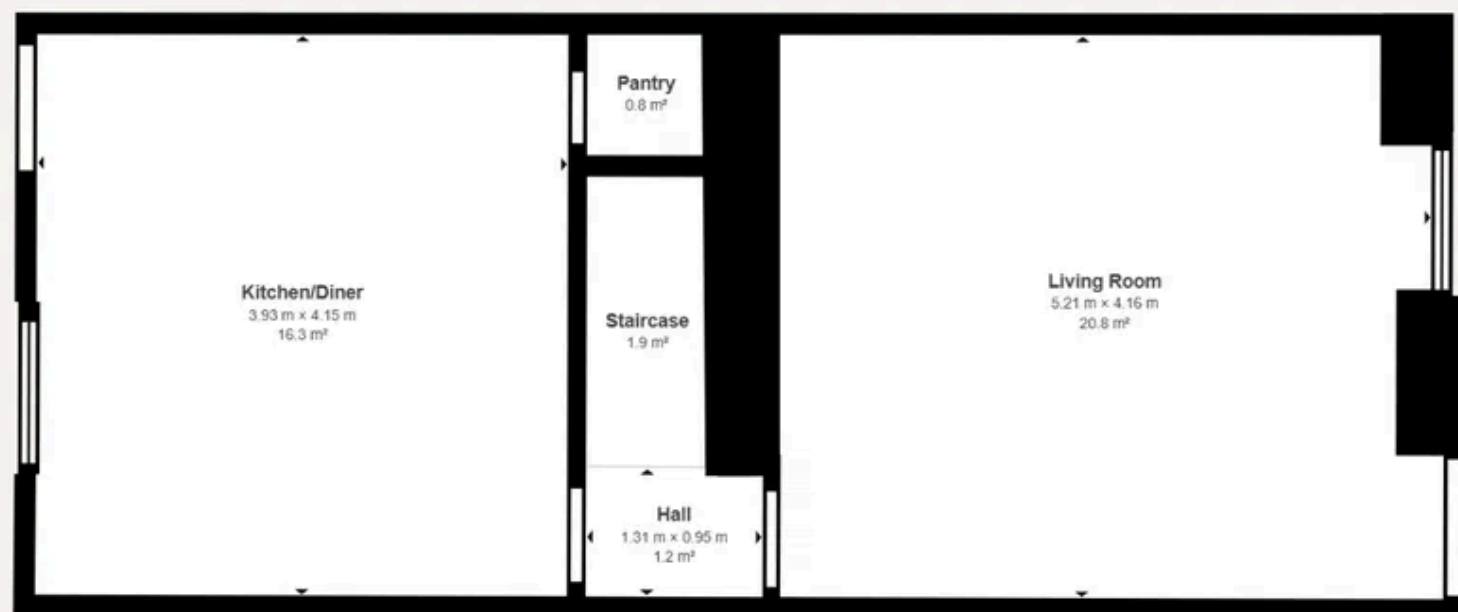
External

The property benefits from a low-maintenance side yard situated to the right of the home, finished with block paving and enclosed by fencing and boundary walls. A gate at the rear provides access to the oil tank, with additional storage located in the stone-built external store. The house sits directly opposite the village green and has easily accessible on-street parking to the front.

Services

We have been advised the property has mains electricity, mains water, oil central heating, and mains drainage.





Material Information

Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker (“UK’s No. 1 Broadband Speed Test”). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.

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