



Barn Close | Choppington | NE62 5EU

**£330,000**

Quite simply a must view spacious family home that is being sold with no onward chain. With modern presentation throughout this four bedroom family home is well located in a small cul-de-sac on the recently developed Willow Farm Estate in Guidepost. Comprising briefly; spacious entrance hallway leading to the lounge, modern kitchen and family area, downstairs w.c, stairs to the first-floor landing, four double bedrooms with en-suite to master and a walk-in wardrobe in bedroom two and four-piece family bathroom. Externally there is an open plan garden to the front with multi-car drive leading to the single garage and an enclosed garden to the rear (with side access) lawn area and patio. Viewings are advised to appreciate the property on offer.

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4



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**Detached Family Home**

**No Onward Chain**

**Four Bedrooms**

**Driveway & Garage**

**En-Suite To Master**

**Freehold**

**Downstairs Wc**

**EPC: B/ Council Tax:D**

For any more information regarding the property please contact us today

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal

Management charge for estate – TBC once estate has been completed.

8 years remaining on NHBC guarantee

**COUNCIL TAX BAND: D**

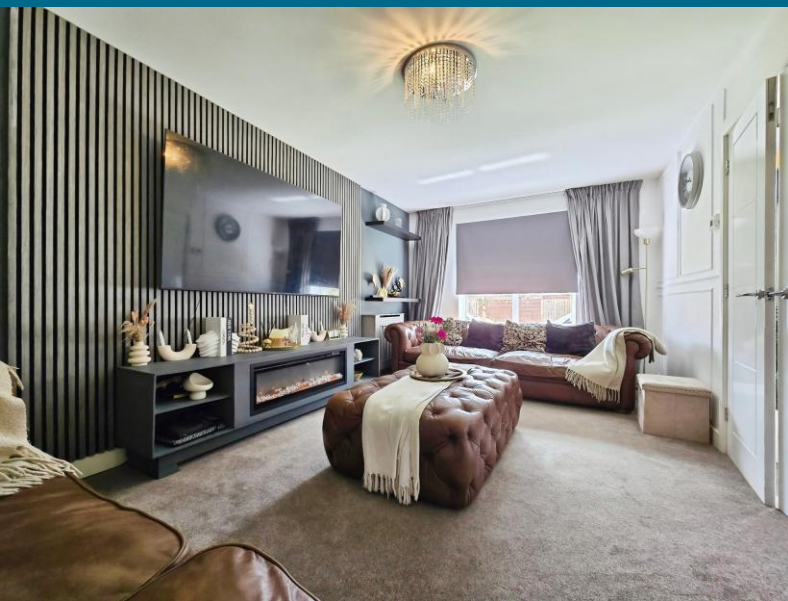
**EPC RATING: B**

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### Entrance

Via composite door, double glazed windows.

### Entrance Hallway

Laminate flooring, radiator.

### Downstairs wc

Low level wc, wash hand basin, laminate flooring, part tiling to walls.

### Lounge 10.41ft x 17.87ft max (3.17m x 5.44m)

Double glazed window to front, radiator, television point, double doors to hallway.

### Kitchen/ Dining Room 20.95ft x 10.65ft (6.38m x 3.24m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, bifold doors to garden, door to garage, splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer and dishwasher, plumbed for washing machine, laminate flooring, spotlights, bifold doors to garden, door to garage.

### Third Reception Room 9.69ft x 10.82ft (2.95m x 3.29m)

French doors, double radiator, laminate flooring, television point.

### First Floor Landing

Loft access, built in storage cupboard, radiator.

### Loft

Insulated.

### Bedroom One 13.53ft x 12.67ft (4.12m x 3.86m)

Double glazed window to front, double radiator, fitted wardrobes.

### En-Suite 6.50ft x 6.73ft (1.98m x 2.05m) L Shape

Double glazed window to front, low level wc, wash hand basin, extractor fan, shower cubicle (mains shower), tiled walls and flooring, heated towel rail.

### Bedroom Two 10.31ft x 10.40ft (3.14m x 3.16m)

Double glazed window to front, radiator.

### Walk in Wardrobe 6.86ft x 6.77ft (2.09m x 2.06m)

### Bedroom Three 10.08ft x 10.51ft (3.07m x 3.20m)

Double glazed window to rear, radiator.

### Bedroom Four 9.69ft x 10.05ft (2.95m x 3.06m)

Double glazed window to rear, single radiator, fitted wardrobes.

### Bathroom 5.70ft x 10.68ft inc shower (1.73m x 3.25m)

Four-piece white suite comprising of; panelled bath, wash hand basin, shower cubicle, low level wc, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

### External

Front garden laid mainly to lawn, block paved driveway leading to garage.

Rear garden laid mainly to lawn, patio area, water tap.

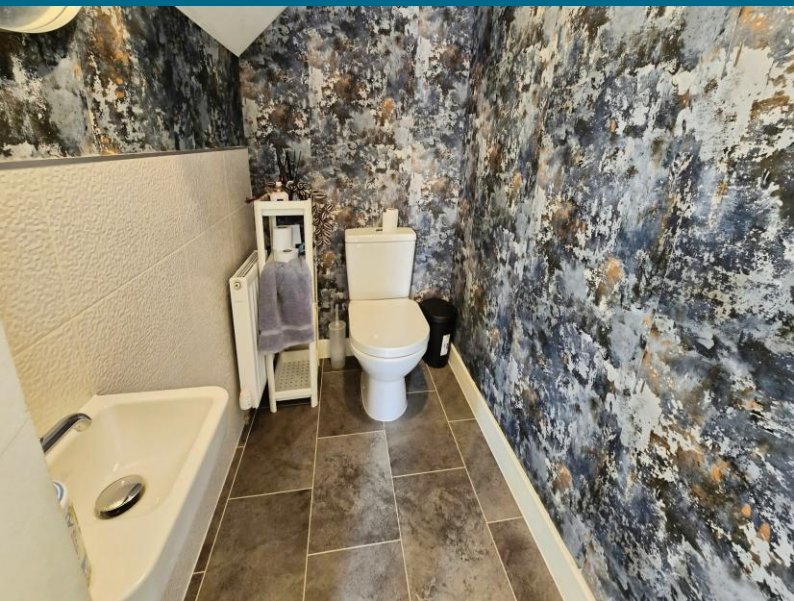
### Garage

Attached single garage with up and over door, power and lighting, combi boiler.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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