



Busty Bank, Burnopfield, NE16

Offers in the Region of: £150,000

A well-maintained two bedroom semi-detached home positioned in a quiet village setting within Burnopfield, enjoying an open outlook to the front. The accommodation is arranged over two floors and includes a front reception room with bay window, an extended dining kitchen, two bedrooms, and a modern shower room. Externally, there is an enclosed rear garden accessed from the side of the house, with on-street parking available to the front.



Entrance Hall

The entrance hall includes a single central heating radiator, wood flooring, a carpeted staircase leading to the first floor, and provides access to the living room.

Living Room - 4.65m x 3.44m (15'3" x 11'3")

A generous living room featuring a bay window that brings in plenty of natural light. The room includes a fireplace with surround, a single central heating radiator, carpet flooring, and ample space for a range of seating and living room furniture.



Kitchen/Diner - 2.98m x 3.98m (9'9" x 13'0")

The extended kitchen features a range of wall and floor units with contrasting worksurfaces, integrated oven with gas hob and extractor above, an inset sink positioned beneath the double glazed window, and space for appliances including a washing machine and fridge/freezer. There is the understairs storage cupboard housing the new boiler, an external door to access the rear garden, a double central heating radiator, space for a dining area, and a combination of wood-effect and tiled flooring.



Landing

The staircase leads to the first floor landing, which includes loft access, a double glazed window, carpeted flooring, and access to the two bedrooms and shower room.

Bedroom One - 3.34m x 3.49m (10'11" x 11'5")

A double+ bedroom with fitted carpeting, a built-in overstairs wardrobe, modern radiator plus fireplace with surround, and a double glazed window. The room offers ample space for a double bed and additional bedroom furniture.

Bedroom Two - 2.25m x 2.59m (7'4" x 8'5")

A second bedroom with fitted carpeting and a double glazed window; this room offers space for a single bed or home office setup.

Shower Room - 1.15m x 2.16m (3'9" x 7'1")

A modern shower room fitted with a corner shower, pedestal wash hand basin, and low level WC. The room features tiled walls and flooring, recessed ceiling lighting, and a frosted double glazed window.





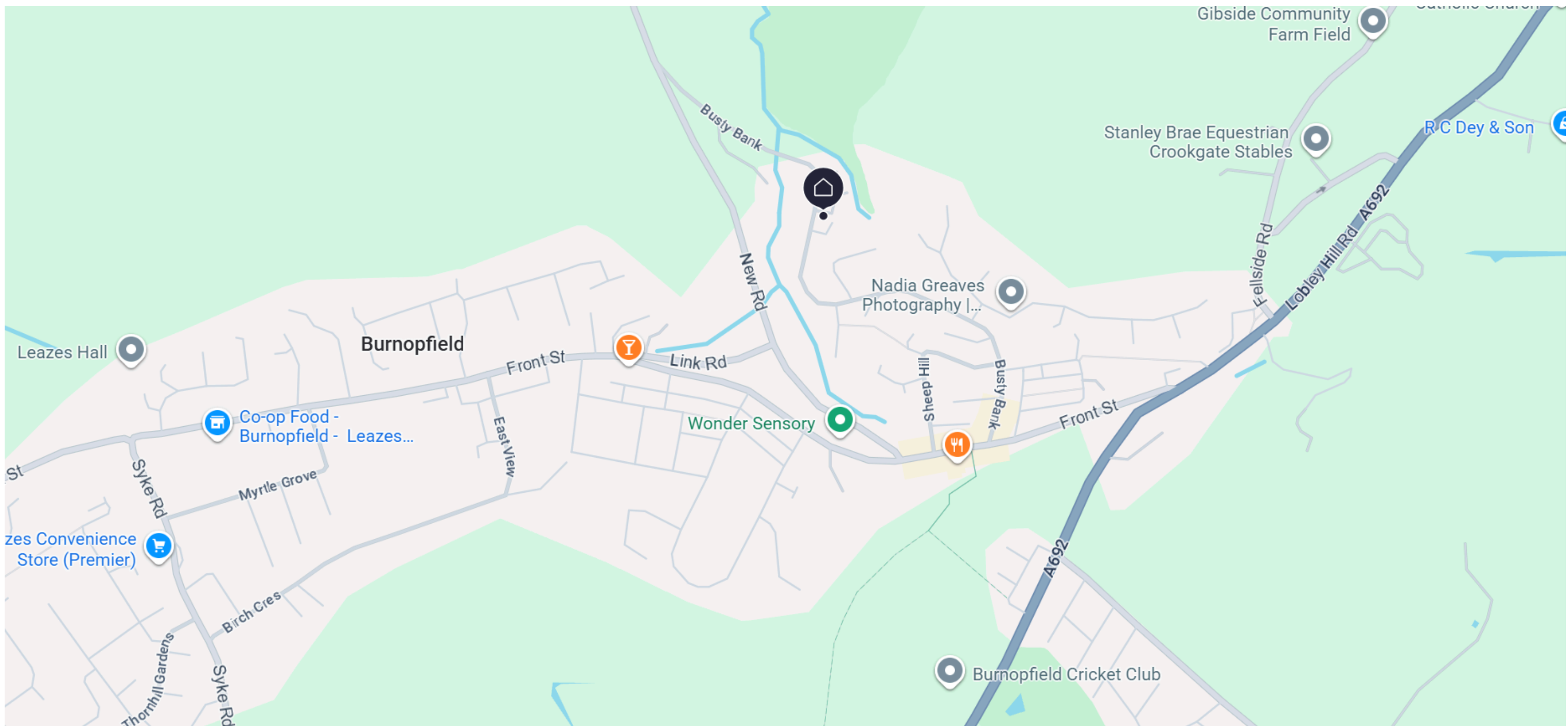
External

The property features an enclosed rear garden access from the side of the house. The garden is laid mainly to lawn with planted borders and established greenery. A stone retaining wall forms part of the boundary, with further planting set above. There is on-street parking available to the front.

Services

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.