



## 4/6 South Road

Wooler, Northumberland, NE71 6NL

**Price £340,000**

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We are pleased to bring to the market this impressive stone built detached house, offering spacious living accommodation which would be ideal for a family, or as a bed and breakfast establishment. The property has been individually designed taking full advantage of the aspect and the location to create a comfortable home, which has all the benefits that you would expect in a house today.

The house is entered into entrance hall with an attractive staircase to the first floor level and giving access to the large lounge with an inglenook fireplace with a multi-fuel stove and double French doors to the rear garden. There is a large dual aspect kitchen/dining area with cream kitchen units with appliances and a beamed ceiling. Also on the ground floor is a utility room and a cloakroom. On the first floor is a family bathroom with a modern suite featuring a freestanding bath and three generous double bedrooms, the main bedroom has fitted wardrobes and an en-suite shower room.

Spiral staircase to the second floor level, which has two large double bedrooms with views of the surrounding countryside and a toilet.

Landscaped walled gardens at the front and rear of the house which have been landscaped for ease of maintenance, with gravelled and paved areas, with raised flowerbeds and shrubberies. There is a large studio/workshop with lighting and power connected, this is ideal for someone working from home. There is ample parking for a number of vehicles.

Viewing is recommended, contact our Wooler office to arrange an appointment.



## Vestibule

6'4 x 4'6 (1.93m x 1.37m)

Partially glazed entrance door giving access to the vestibule, which has two power points and a glazed door to the entrance hall.

## Entrance Hall

19' x 8'5 (5.79m x 2.57m)

Stairs to the first floor landing with a built-in understairs cupboard, the hall has ceiling spotlights, a window to the rear on the staircase and two power points.

## Cloakroom

4'4 x 5'7 (1.32m x 1.70m)

Fitted with a white two-piece suite which includes a toilet, a wash hand basin and a frosted window to the front. Recessed ceiling spotlights.

## Lounge

14'6 x 17'11 (4.42m x 5.46m)

A well proportioned reception room with double French doors giving access to the rear garden and an attractive inglenook fireplace with a multi-fuel stove sitting on a slate hearth. Two wall lights, a television point and twelve power points.

## Utility Room

7'4 x 12'5 (2.24m x 3.78m)

With the window to the front and a built-in airing cupboard housing the central heating boiler and electric fuse box. Cloaks hanging area and plumbing for an automatic washing machine and space for a tumble dryer. Four power points.

## Kitchen/Dining Area

24'8 x 13'6 (7.52m x 4.11m)

A large kitchen/dining area with a beamed ceiling and an excellent range of cream shaker wall and floor kitchen units with granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer below the double window to the front, there is also a window to the side and double French doors giving access to the rear garden.

Rangemaster gas cooker with a cooker hood above, recessed ceiling spotlights, plumbing for a dish washing machine, a television point and eleven power points.

## First Floor Landing

8'5 x 10'8 (2.57m x 3.25m)

With a spiral staircase giving access to the second floor level, the landing has a built-in shelved storage cupboard, recessed spotlights and two power points.

## Bedroom 1

17'4 x 13' (5.28m x 3.96m)

A large double bedroom with a double window to the rear and a built-in double and single wardrobe offering excellent storage. Central heating radiator, recessed spotlights, eight power points and a telephone point.

## En-Suite Shower Room

4'7 x 10'2 (1.40m x 3.10m)

Fitted with a white four-piece suite which includes a double shower cubicle, a bidet, a toilet and a wash hand basin. Heated towel rail, a frosted window to the front and recessed ceiling spotlights.

## Bedroom 2

11'9 x 11'3 (3.58m x 3.43m)

Another double bedroom with a double window to the rear, a central heating radiator, recessed ceiling spotlights and four power points.

## Bedroom 3

12'1 x 11'3 (3.68m x 3.43m)

A double bedroom with a double window to the front, a central heating radiator, recessed ceiling spotlights, six power points and a television point.

## Bathroom

7'4 x 13'2 (2.24m x 4.01m)

Fitted with a four-piece suite which includes a corner spa shower, a freestanding bath, a toilet and a wash hand basin with a mirror above. Heated towel rail, recess ceiling spotlights and a frosted window to the front.



## Second Floor Landing

6'3 x 10'8 (1.91m x 3.25m)

This is an ideal area to have an office which has a velux window to the rear, a double storage cupboard and eight power points.

## Toilet

8'8 x 4'8 (2.64m x 1.42m)

Fitted with a white toilet and a wash hand basin with a mirror above. Velux window to the front and a heated towel rail.

## Bedroom 4

15'6 x 11'2 (4.72m x 3.40m)

A generous double bedroom with a double window to the side and a velux window to the rear with a double cupboard below, access to eaves storage and a central heating radiator. Television point, access to the loft and ten power points.

## Bedroom 5

15'6 x 12'7 (4.72m x 3.84m)

A large double bedroom with a walk-in wardrobe, a window to the rear with a double cupboard below and a double window to the side. Three wall lights, a television point and ten power points.

## Gardens

There are generous gardens to the front and rear of the property which have been landscaped for ease of maintenance. The front garden has gravelled and paved areas with secluded sitting areas with raised flowerbeds behind stone walls. The rear walled garden at the rear which is real suntrap with large patio areas and flowerbeds.

## Outbuilding

There is a large timber built outbuilding in the rear garden, which would make an ideal office, or a studio. There is lighting and power connected.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax -

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9am - 17.00pm

Saturday - 9.00am - 12.00pm

VIEWINGS

Strictly by appointment with the agent.





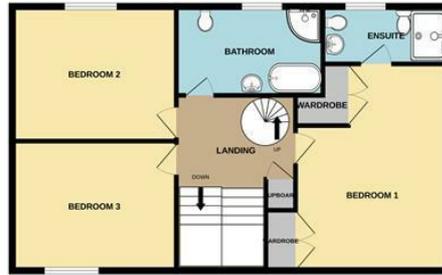




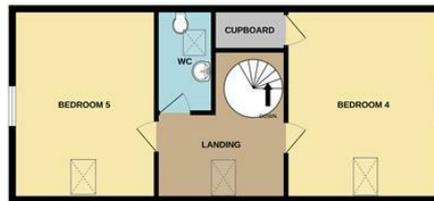
GROUND FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



2ND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 2167 sq.ft. (201.3 sq.m.) approx.

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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