

FOR
SALE

4 WOODLAND CLOSE, EARSDON NE25 9LL
£475,000



4 BEDROOM BUNGALOW - SEMI DETACHED

- WELL CONVERTED FOUR BEDROOM SEMI DETACHED BUNGALOW
- SUBSTANTIAL PLOT WITHIN SOUGHT AFTER AREA
- LOUNGE, DINING ROOM, SNUG & CONSERVATORY
- CLASSIC KITCHEN
- TWO BATHROOM WCs & DOWNSTAIRS WC
- TWO DETACHED GARAGES
- FRONT & SIDE GARDENS
- REAR GARDEN & DRIVEWAY PARKING
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

LOUNGE
18'10 x 17'9

DINING ROOM
11'11 x 9'8

KITCHEN
14'1 x 9'2

SNUG
11'4 x 7'10

CONSERVATORY
11'4 x 8'5

DOWNSTAIRS WC

REAR HALLWAY

BEDROOM
14'6 x 10'5

BEDROOM
11'3 x 8'10

BATHROOM WC
9'6 x 6'7

LANDING

BEDROOM
15'8 x 14'2

BEDROOM
11'8 x 9'10

BATHROOM WC
9'5 x 9'4

GARAGES
18'3 x 7'7 & 18'2 x 7'10

FRONT & SIDE GARDENS

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Embleys are delighted to be instructed in the sale of this, rare to the market, well converted, semi detached bungalow which is perfectly located overlooking a stunning woodland area in a sought after village. It boasts a wealth of modern features, has no upper chain and is ideal for retirees.

With over 1600 square feet of accommodation set over two floors, this delightful and well presented property consists of a vestibule with door to the spacious lounge which has stairs up to the first floor and doors to the rear hallway and dining room. The classic kitchen benefits from a range of units with contrasting worktops, integrated eye level double oven, gas hob and extractor hood. There is a snug which leads on to the light and airy conservatory and two bedrooms, one with fitted wardrobes, a downstairs WC as well as a downstairs bathroom with bath, walk in shower, vanity wash basin and low level WC. To the first floor there is an office area, two further bedrooms, one with views over Earsdon fields, and another bathroom with bath, pedestal wash basin and low level WC. Externally there are two detached garages, beautiful, substantial front and side gardens with mature shrubs, planted borders and trees, and a paved rear garden with access to the garages and driveway parking.

The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

A picturesque village just two miles from Whitley Bay, Earsdon sits on the border to Northumberland and opens the door to some of the area's loveliest countryside. Extremely popular with couples and families, this appealing village has its own conservation area, children's play park and a wonderfully historic church. It offers peace and tranquility while remaining connected to everything the coast has to offer, including proximity to excellent nearby schools.

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Floor 0 Building 1



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Approximate total area⁽¹⁾
1670 ft²
Reduced headroom
149 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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