



East Ford Road | Choppington | NE62 5TZ

£390,000

Viewing is essential to appreciate this fabulous Dorma bungalow which has been renovated and updated to a high standard from the current owner. The home is deceptively spacious and offers modern living that will appeal to most buyers. Located in Choppington within walking distance to the Wansbeck river and country park. The home offers lounge, kitchen/diner family room/sunroom, utility room, two bedrooms and a shower room to the ground floor with a further two bedrooms and bathroom to the first floor. The front has driveway leading to the garage for multiple cars, the rear has 1/3 acre garden with patio area, outbuildings, decking, woodland area and lawn. Call us to book your viewing 01670 531114

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4



2



2

Domer Bungalow

1/3 Acre Rear Garden

Four Bedroom

Extended

Two Reception Rooms

Freehold

Two Bathrooms

EPC:D/ 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

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

Accessibility – level access.

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 Adviser

COUNCIL TAX BAND: D

EPC RATING: D

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Entrance Porch 11.17ft x 6.26ft (3.40m x 1.90m)

Via composite door to porch with double glazed windows, seating area, tiled floor, UPVC entrance door.

Lounge 15.72ft x 11.09ft (4.79m x 3.38m)

Double glazed windows to front, fire surround with electric fire, built in storage cupboard, television point, coving to ceiling, open to:

Kitchen/Diner 21.71ft x 12.57ft (6.61m x 3.83m)

Double glazed windows to front and side, double radiator, fitted with range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, plumbed for dishwasher, laminate flooring, spotlights.

Utility Room 11.45ft x 5.86ft (3.48m x 1.78m)

Double glazed window to side, fitted wall and base units, composite sink with mixer tap, space for fridge freezer, plumbed for washing machine, tiled flooring.

Sun Room - 2nd Reception Room 15.64ft x 25.22ft (4.76m x 7.68m)

Dwarf wall, double radiator, feature media wall, fireplace, stairs to first floor.

Bedroom One 12.43ft x 9.68ft (3.78m x 2.95m)

Double glazed window to side, double radiator, fitted wardrobes and drawers.

Shower Room 12.02ft x 5.01ft (3.66m x 1.52m)

Double glazed window to side, high level wc, feature radiator, shower cubicle (digital electric shower), spotlight, vinyl flooring.

Bedroom Two 11.99ft x 9.14ft (3.65m x 2.78m)

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

First Floor Landing

Two storage cupboards.

Bedroom Three 11.78ft x 11.47ft (3.59m x 3.49m)

Double glazed window to rear and side, double radiator, built in cupboard.

Bedroom Four 14.44ft x 12.06ft (4.40m x 3.67m)

Skylights, single radiator

Bathroom 6.86ft x 5.94ft (2.09m x 1.81m)

High level wc, wash hand basin set in vanity unit, roll top bath, storage cupboard, skylight, radiator.

External

Multicar driveway leading to garage, low maintenance garden. 1/3 acres - Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, screen fencing, water tap, summer house.

Outhouse

Detached outhouse. Power and lighting.

Garage

Double length detached garage with up and over door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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