

# GILMORE ESTATES

Property Sales & Lettings



£289,950

, Paddock Wood, , Prudhoe, , NE42 5BJ

# 34 Paddock Wood, Prudhoe, NE42 5BJ

Nestled in a tranquil cul-de-sac in the charming area of Paddock Wood, Prudhoe, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious dining lounge, which provides an inviting space for both relaxation and entertaining. The large windows allow natural light to flood the room, creating a warm and airy atmosphere. Adjacent to the lounge, the breakfasting kitchen is both functional and inviting, making it a wonderful spot for casual meals and morning coffee.

The bungalow is complemented by a lovely garden, perfect for enjoying the outdoors, whether it be for gardening enthusiasts or simply for unwinding in the fresh air. Additionally, the property features a garage, providing ample storage space or the potential for a workshop.

## Entrance Hallway

5'4" x 7'8" (1.64 x 2.34)

Entrance door to hallway and central heating radiator.

## Dining Lounge

22'11" x 15'3" (7.00 x 4.65)

Upvc picture window to front aspect, Upvc window to side aspect, gas fire with stone surround and two central heating radiators.

## Breakfasting Kitchen

23'1" x 10'2" (7.04 x 3.106)

Wall and base units with laminate work surfaces, high level double oven, stainless steel sink and drainer plumbed for washing machine, gas hob with extractor hood, serving hatch, loft access to loft room, tiled splashbacks, Upvc window and door to rear garden.

## Inner Hallway

14'3"x 6'3" (4.36x 1.92)

Loft access, linen cupboard housing boiler.

## Bedroom One

9'10" x 13'2" (3.01 x 4.02)

Upvc window to rear aspect, fitted wardrobes, over head locker space, built in wardrobe and central heating radiator.

## Bedroom Two

9'10" x 11'5" (3.00 x 3.48)

Upvc window to side aspect, central heating radiator and built in cupboard.

## Bedroom Three

9'0" x 9'0" (2.76 x 2.75)

Upvc window to rear aspect and central heating radiator.

## Bathroom

6'2" x 6'7" (1.89 x 2.01)

WC, wash hand basin, bath with shower over, Upvc window to side aspect, tiled splash backs, central heating radiator.

## Boarded Loft Room

12'9" x 12'10" (3.90 x 3.93)

Velux window to rear aspect, central heating radiator, built in wardrobes and door to boarded loft space.

## Garage

8'10" x 17'1" (2.71 x 5.21)

Electric roller door, light, electric and door to kitchen.

## Gardens

Garden to three sides, block paved driveway leading to garage, lawns, beds, greenhouse and garden shed.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(12-14) <b>A</b>		
(8-11) <b>B</b>		
(6-7) <b>C</b>		
(4-5) <b>D</b>		
(2-3) <b>E</b>		
(1) <b>F</b>		
(0) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		