



East Ford Road | Choppington | NE62 5TZ

# Offers In Excess Of £400,000

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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**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**

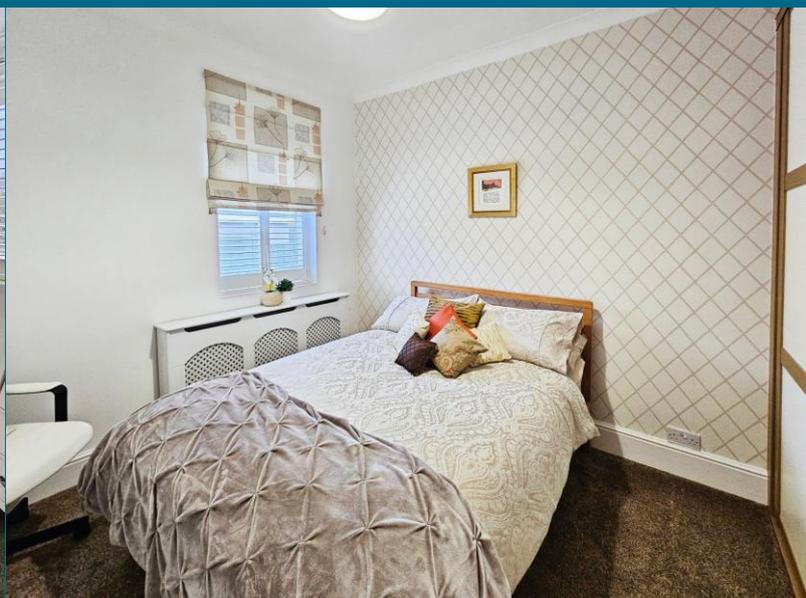
**EPC RATING: D**

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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 - 2<sup>nd</sup> 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		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

