



5 Bridgend Park

Wooler, NE71 6QG

Offers Over £149,950

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Located in the sought after Bridgend Park which is the perfect setting on the outskirts of this picturesque Northumberland town, this spacious two bedroom detached Park Home commands one of the best sites within the scheme. The lodge was built in 2004 and is a Wessex Cranborne (50' x 20'). Bridgend Park is specifically for owners of 50 years and over, ensuring peace and tranquility and bringing together like minded owners.

The well proportioned interior of the property offers immaculate and bright living accommodation throughout, with all the modern facilities you expect in a home today. The property is entered through a vestibule which leads to the entrance hall with two storage cupboards, large dual aspect lounge with three bay windows making it bright and airy and a feature fireplace and an archway to the spacious dining area. There is a fully equipped kitchen with an excellent range sage green shaker units with appliances and an archway to the utility room. There is a useful study with a fitted desk and storage which could be used as a workroom. Modern fitted bathroom and two generous double bedrooms, both with fitted wardrobes and the main bedroom has a dressing area and en-suite shower room. The property has full double glazing and gas central heating.

Generous landscaped gardens surrounding the property, with lawns and well stocked flowerbeds and shrubberies. The garden at the rear is private and has a garden shed. Ample 'off road' parking on a driveway in front of the single garage. Viewing is highly recommended.



Vestibule

4'5 x 6'1 (1.35m x 1.85m)

Glazed entrance door with a window to the side giving access to the hall, which has a built-in cloaks cupboard, a central heating radiator and a fifteen pane door to the entrance hall.

Entrance Hall

With two built-in storage cupboards, access to the loft and two central heating radiators.

Lounge

19'5 x 13'2 (5.92m x 4.01m)

A large dual aspect reception room with a vaulted ceiling and two bay windows at the side and one at the front. Feature fireplace with an electric coal effect electric fire. Two wall lights, three central heating radiators and an archway to the dining area.

Dining Area

10'1 x 7'6 (3.07m x 2.29m)

With ample space for a table and chairs, the dining area has a double window at the front of the lodge and a central heating radiator.

Kitchen

9'3 x 9'7 (2.82m x 2.92m)

Fitted with an excellent range of sage coloured wall and floor shaker units with granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer below the double window to the rear. Built-in oven, four ring gas hob with a cooker hood above. Integrated dish washing machine, fridge and freezer. Two glass display cabinets, under unit lighting, recessed ceiling spotlights and a central heating radiator.

Utility Room

6'7 x 5'4 (2.01m x 1.63m)

Fitted with a range of sage coloured shaker storage cupboards, one containing the central heating boiler. Plumbing for an automatic washing machine, a glazed entrance door at the rear and recessed ceiling spotlights.

Study

9'5 x 5'2 (2.87m x 1.57m)

Fitted with a range of storage cupboards, shelving and a desk, the study has a window at the front and a central heating radiator.

Bathroom

6'6 x 6'9 (1.98m x 2.06m)

Fitted with a white three-piece suite which includes a bath with a shower and screen above, a low level toilet and a wash hand basin with a mirror with a light above and a vanity unit below. Heated towel rail, recessed ceiling spotlights and a frosted window at the rear.

Bedroom 2

9'6 x 11'6 (2.90m x 3.51m)

A double bedroom with a double window at the side with a central heating radiator below. Two built-in double wardrobes and bedside cabinet either side of the bed position.

Bedroom 1

9'5 x 8'7 (2.87m x 2.62m)

The bedroom has a dressing area with two built-in double wardrobes, a central heating radiator and an archway to the bedroom. The bedroom has a bay window at the front, a built-in dressing table with drawers either side and two built-in double wardrobes. Bedside cabinet either side of the bed position and cupboards above. Central heating radiator.

En-Suite Shower Room

4'7 x 5'8 (1.40m x 1.73m)

Fitted with a white three piece suite which includes a corner shower cubicle, a toilet and a wash hand basin with a mirror and a shelf above. Frosted window at the side and a central heating radiator.

Garage

Parking on a driveway in front of the garage offering off-road parking for two cars. The garage has an up and over door at the front and lighting and power connected.

Garden



General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council Tax Band - A

All mains services are connected.

For the year 2025/2026 ground rent is approximately £237.68 per month. Review date annually on 1st March of every year.

The lodge was built in 2004 and is a Wessex Cranborne (50' x 20').

Tenure - Leasehold is indefinite - please refer to the Mobile Home Act 1993 for rules and regulations.

The purchasers will be responsible to pay 10% from the agreed price to the site owners and 90% to the vendors on completion.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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