



## 4 bed detached bungalow to buy in NE62

East Ford Road, Choppington,  
Choppington, Northumberland, NE62 5TZ

**£375,000** Offers Over

 x 4  x 2  x 2

Tenure

**Freehold**

Car Port parking

## Property features

- ✓ Substantial Plot - 1/3 Acre
- ✓ Extended Over Two Floors
- ✓ Country and Riverside Walks
- ✓ Exceptional Standard Throughout
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

An excellent opportunity to own a beautiful detached dormer bungalow with a backdrop of the picturesque Wansbeck woodlands. Situated on a substantial plot of 1/3 acre, this property offers an abundance of both external and internal space, with its four generously sized bedrooms; three reception rooms; impressive sun room and two bathrooms, but also an extended layout over two designed floors.

The home has undergone extensive refurbishment which offers an arrangement of comfort yet practicality. It is immaculately presented both inside and out!

The ground floor boasts a double frontage with two reception rooms and a spacious fitted kitchen, with all the necessities. All three rooms can blend together, providing a wonderful space for families to integrate, it also offers a dual aspect. An inner open-plan hall flows into an open-plan third reception and sun room - a truly impressive space. This room indulges in a huge degree of privacy and looks out onto the attractive extensive gardens. You will also find a bathroom, two double bedrooms and a spacious utility room on the ground floor.

A solid wood return staircase leads to the upper level, where you will find a bathroom with roll top bath and an additional two well-proportioned bedrooms, both with a dual aspects.

Externally, the grounds are no less than captivating. This spacious and uninterrupted plot provides ample room for landscaping, it is perfect for gardening enthusiasts and ideal for families and entertaining - it must be viewed to enable and fully appreciate the size, situation and privacy which is on offer.

Two large insulated outbuildings with heating, power and lighting can offer a variety of uses, such as a home work station; gym; workshop etc. A lengthy driveway provides off-road parking.

With a variety of country and riverside walks just on the doorstep, this bungalow provides the perfect balance of rural living whilst still retaining easy access to local amenities.

. Contact Pattinson Estate Agents today to schedule a viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £375,000

Property Type: Detached Bungalow

Parking: Car Port, Off Street, Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Porch

3.23m x 1.82m (10'7" x 5'11")

An attractive composite entrance door opens into a spacious entrance porch. The windows are opaque, the floor tiling tasteful and there is a useful and comfortable seating area with storage. An inner door leads into the reception rooms.



## Additional Entrance Porch



## Lounge

4.63m x 4.32m (15'2" x 14'2")

Situated at the front with a large double glazed bay window. A fire surround with electric fire inset makes a great focal point. Decorative alcove shelving, cornice to the ceiling, central heating radiator, feature half height wall panelling.

The living room flows brilliantly into the dining room.



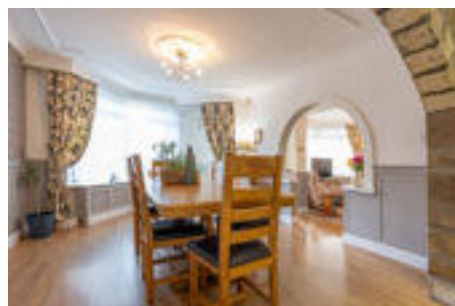
## Additional Lounge Image



## Dining Room

3.63m x 4.20m (11'10" x 13'9")

Also situated to the front with a large double glazed bay window. This room is big enough to accommodate a decent sized dining table. Central heating radiator and wood effect flooring. A stone feature archway allows this reception room to blend into the kitchen.



## Kitchen (open-plan to the Dining Room)

3.62m x 2.63m (11'10" x 8'7")

A practical space which is fully equipped with a tasteful range of wall and base units and complementing preparation work surfaces. Built-in appliances include: electric hob and fan assisted oven, and an extractor hood. Ceiling down-lighting is effective adding further light into the dual aspect spaces. Wood effect laminate flooring, tiled splash-backs.



## Another Image



## Internal Image



## Inner Hall

A lengthy hall which leads into the open-plan extended third reception and impressive sun room. Access into the rear hall, spacious utility room and bedroom three and four are all accessed via this hall. Feature radiator, wood effect laminate flooring.

## Open-Plan Reception Room and Sun Room

4.83m x 3.13m (15'10" x 10'3")

This is an outstanding space! Located to the rear of the building, the reception room has been extended into a sunroom. The outlook and views onto private rear garden and beyond are excellent and the degree of privacy is exceptional - it's a true delight!

The sunroom has a glass reflective ceiling which maximises the natural light, allowing it to flood into the space. A solid wood staircase takes you to the first floor accommodation. A modern media wall is a brilliant focal point within the room. There are two sets of French doors, one at the rear and one to the side.



## Additional Sun Room Image



## Sun Room Image

## Another Sun room Image



## Sun Room Image Two



## Sun Room Image Three



## Shower Room

3.63m x 1.45m (11'10" x 4'9")

A neat three piece suite comprising: walk-in shower cubicle with digital shower; low level WC; pedestal wash hand basin. Tasteful wall and floor coverings complement the suite nicely and there is a feature radiator and double glazed window to the side



## Additional Shower Room Image



## Bedroom Three

3.61m x 2.79m (11'10" x 9'1")

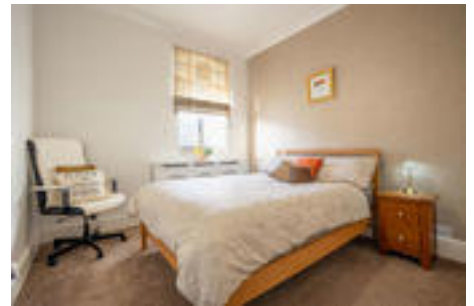
A double room located off the hall. Sliding door wardrobes to one wall offer plenty storage. Double glazed window to the side elevation, central heating radiator.



## Bedroom Four

3.64m x 2.94m (11'11" x 9'7")

Another double room situated to the side, located off the hall. Double glazed window, fitted wardrobes to one wall, central heating radiator.



## Inner Lobby

Double glazed door providing access into the rear grounds. Access into the utility room.

## Utility Room

3.50m x 1.85m (11'5" x 6'0")

A handy useful room which is fitted with wall and base units, work surfaces and composite sink unit. Space and plumbing for washing machine, space for fridge/freezer, double glazed window to the rear, central heating radiator and tiling to the floor.



## First Floor Landing

With ample storage and access into the main bedroom, bedroom two and bathroom.



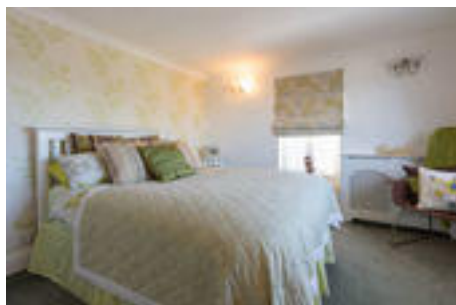
## Master Bedroom

3.62m x 4.38m (11'10" x 14'4")

A delightful dual aspect room with lovely views over the private rear garden. Double glazed windows, central heating radiator.



## Additional Image



## Bedroom Two

3.42m x 3.32m (11'2" x 10'10")

Another good-sized room boast a dual aspect, this time from the front to the rear; two skylights at the front, one skylight to the rear. Useful eaves storage, central heating radiator.



## Bathroom Image Two



## Bathroom Image

1.76m x 1.99m (5'9" x 6'6")



## Outside

The size, especially the depth of the rear garden cannot be appreciated from the front external. Not only is the garden substantial in size it boasts a brilliant orientation and has a backdrop of woodlands. A credit has to be given to the sellers as the garden has thoughtfully designed segments and zones, including: numerous seating and paved patio areas; kitchen garden; organised borders hosting attractive flowers, plants, perennials and shrubs. There are some fabulous areas around the garden to lie back and bask in the sun and enjoy the uninterrupted views.



Outdoor water and electric supplies and ample off-road parking.

## Outside Image One



## Outside Image Two

## Outside Image Three



## Outside Image Four



## Outside Image Five



## Outside Image Six



## Outside Image Seven



## Garage/Workshop/Outbuilding

This is a brilliant space, formerly the garage and easily converted back to its original form. The current owners occupy this space for their own needs, however it can lend itself to a multitude of other uses: a home work station; gym; workshop to name a few.

There is insulation, power, lighting and double glazed windows. Measuring approximately 24ft x 14ft



## Outbuilding Two

Once again, another brilliant space which can lend itself to a variety of uses.

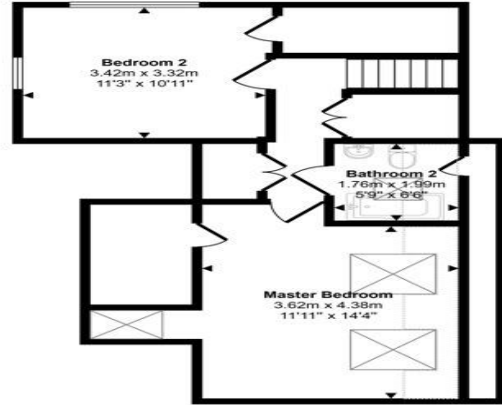
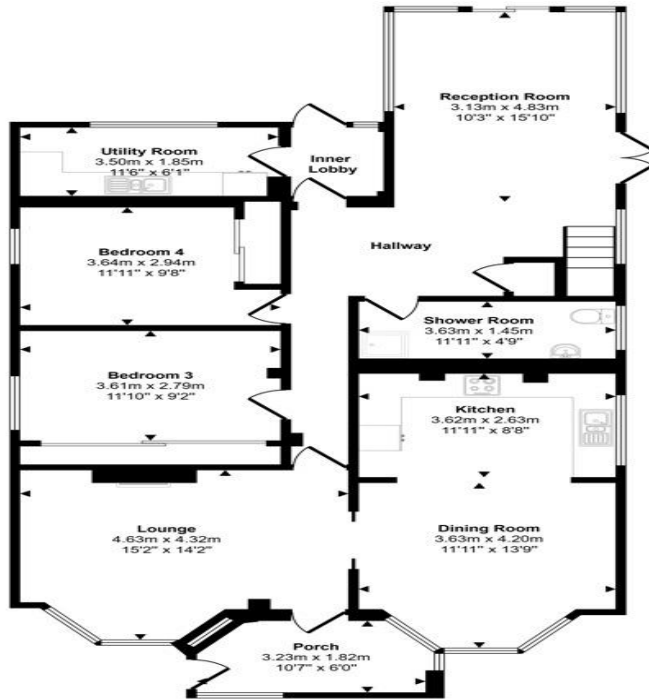


## Outlook and Surrounding Area

Picturesque woodland and riverside walks are literally on the doorstep, at the bottom of the garden! The Wansbeck woodlands make a wonderful backdrop and outlook from the rear of the property. We feel the only way to truly appreciate how the property's garden and the woodlands beyond blend into one, is to physically view.



Approx Gross Internal Area  
174 sq m / 1875 sq ft



Ground Floor  
Approx 121 sq m / 1302 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>	61	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

East Ford Road, Choppington, Choppington, Northumberland, NE62 5TZ

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

