



Orchard House

Stamfordham

This lovely detached home benefits from a substantial plot and views over open countryside to the rear. The front door opens to a reception hall giving access to a light and airy lounge with French doors to the conservatory and a door to the dining room. There is a breakfasting kitchen, a convenient utility room and ground floor WC. Stairs lead to the first floor landing, the principal bedroom with a en-suite shower room, family bathroom and a further three well-proportioned bedrooms. Externally there is a driveway with parking for several cars and a detached double garage. To the rear is a mature garden laid to lawn and benefitting from a patio area. Stamfordham is a sought-after village with a highly regarded primary school, a local pub 'The Swinburne Arms', transport links and additional amenities and schooling nearby in Ponteland.

Offers Over: £470,000

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Orchard House

Brewery Close, Stamfordham

Reception Hall

The front door opens to a welcoming hallway with solid wood flooring, coving to the ceiling, radiator, storage cupboard and a staircase to the first floor.

Living Room 21'2 x 12'11 (6.45m x 3.93m)

A well-proportioned living room with carpeted flooring, coving to the ceiling, radiator, inglenook fireplace with stove, a double glazed window to the front and French doors to the conservatory.

Conservatory 8'8 x 24'2 (2.64m x 7.36m)

This lovely room has tiled flooring, French doors to the garden and radiators.

Dining Room 10'9 x 11'1 (3.27m x 3.37m)

The dining room has carpeted flooring, a double glazed door and windows to the rear, coving to the ceiling and radiator.

Breakfast Kitchen 14'8 x 11'3 (4.47m x 3.42m)

An elegant solid wood kitchen with granite work tops, enamel sink unit inset and breakfast bar. There is a space for a range cooker with cooker hood above, spotlights, double glazed window to the rear, a double glazed door to the side, Amtico style flooring, an integrated washing dishwasher and radiator.

Utility Room 7'9 x 6'3 (2.36m x 1.90m)

This useful room benefits from a base unit with work surface and sink unit inset, spaces for a washing machine, freezer and fridge, double glazed window to the front, radiator, Amtico style flooring and an extractor fan.

Ground Floor WC

With low level WC, wash hand basin, radiator, part tiled walls, solid wood flooring, radiator, extractor fan and a double glazed window to the side.

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First Floor Landing

A carpeted landing with loft access, storage cupboard and radiator.

Principal Bedroom 15'5 x 11'5 (4.69m x 3.47m)

This sizeable room has beautiful views through the double glazed window to the rear, carpeted flooring, fitted wardrobes and a radiator.

En-suite Shower Room

This room has a shower enclosure, wash hand basin inset to storage, WC, tiled walls and flooring, double glazed window to the front, spotlights and an extractor fan

Bathroom

The bathroom has a striking roll top bath, wash hand basin, WC, heated towel rail, a double glazed window to the front and extractor fan.

Bedroom Two 9'5 x 15'3 (2.87m x 4.64m)

A charming room with countryside views through the double glazed window to the rear. There is carpeted flooring, fitted wardrobes and dressing table and radiator.

Bedroom Three 11'5 x 11'6 (3.47m x 3.50m)

This sizeable room has double glazed windows to the front and side, carpeted flooring, coving to the ceiling and a radiator.

Bedroom Four 9'05 x 9'02 (2.87m x 2.79m)

This bedroom has a double glazed window to the rear, carpeted flooring, a radiator and lovely views.

Detached Double Garage 17'7 x 18'1 (5.35m x 5.51m)

The garage has up and over doors, light and power.

Gardens

Externally there is a substantial block paved driveway leading to the double garage. The property occupies a substantial plot and benefits from ample parking and a mature rear garden with lawn, patio area, gravelled area and fenced and walled boundaries.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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