



The Emms

Otterburn

This fabulous stone built bungalow has been recently refurbished and benefits from a generous layout and beautiful countryside views. The front door opens to an entrance lobby and inner hallway, a convenient WC, comfortable lounge and a charming garden room. There is an exceptional quality dining kitchen with central island, a utility room with access to the store room, a luxurious modern shower room and three sizeable bedrooms. Externally there is a wonderful garden circa 0.3 acres, a substantial gravel driveway, magnificent views and a storage room with garage door to the front. Otterburn has a village shop, pub with restaurant, highly regarded primary school, a cafe and shop at Otterburn Mill, hotels and wedding venues.

Asking Price: £399,950

01661 860 228
Ash House, Bell Villas, Ponteland NE20 9BE

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



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Entrance Lobby

The front door opens to an entrance lobby giving access to the inner hall.

Inner Hall

The hallway has an inner window to the lobby, wall lights, an airing cupboard and storage cupboard and gives access to the principal rooms of the bungalow.

WC

A convenient room with double glazed window to the front, WC and wash hand basin.

Lounge 17'5 x 11'5 (5.33m x 3.51m)

This wonderful room has a feature fireplace with stove and double glazed sliding doors to the sun room.

Sun Room 9'9 x 5'11 (3.01m x 1.56m)

A fabulous room with vaulted ceiling and exceptional countryside views through double glazed windows to the front and both sides.

Dining Kitchen 17'4 x 11'6 max (5.30m x 3.54m)

A luxurious fitted kitchen with a central island, contrasting work tops, sink unit inset and a range of high quality integrated appliances. There is a generous dining area, two double glazed window overlooking the garden and access to the utility room.

Utility Room

The utility benefits from fitted units with a sink inset, an oil central heating boiler, double glazed window to the rear, spaces for appliances and a door to the garden and garage.



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Shower Room

The stylish shower room benefits from a walk in shower enclosure, a wash hand basin inset to a feature storage unit, WC, a double glazed window to the rear and heated towel rail.

Bedroom One 12'6 x 8'9 (3.84m x 2.71m)

This comfortable room has exceptional countryside views, carpeted flooring, storage cupboards and a double glazed window to the front.

Bedroom Two 12'5 x 8'9 plus recess (3.81m x 2.71m)

A lovely room with storage cupboards, double glazed window to the rear and carpeted flooring.

Bedroom Three 8'11 x 8'2 (2.47m x 2.50m)

This bedroom is currently being used as an office and benefits from a double glazed window to the rear and carpeted flooring.

Store Room 11'4" x 11'6" (3.45m x 3.50m)

The store room was previously a garage and part of the garage has been converted into the utility room. There is a good amount of storage space, power and a garage door to the front.

Garden

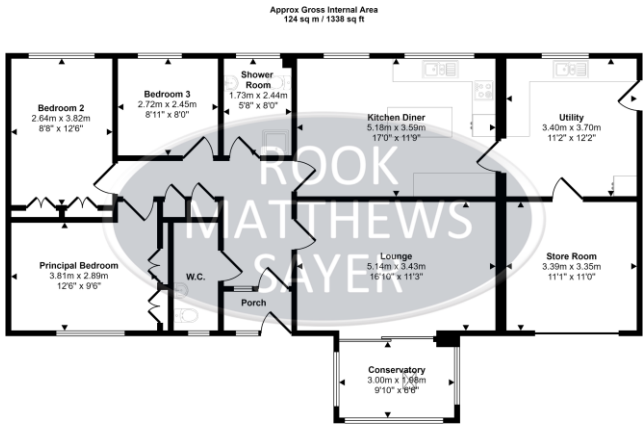
The property is accessed by a private lane leading to a gravel driveway with parking for several cars. There are colourful landscaped gardens surrounding the property circa 0.3 acre with pleasant lawns, seating areas and planted borders with a beautiful selection of mature plants, fruit trees and shrubs.

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.

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Floorplan

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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