



## The Croft Ulgham

- Three bedrooms
- Detached bungalow
- Quiet location
- Good sized paddock
- Garage and large driveway
- No onward chain

Offers In Excess Of: **£ 380,000**

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# The Croft, Ulgham

Located in a quiet and peaceful area within the village of Ulgham, only a 15 minute drive to the popular market town of Morpeth, this large detached bungalow offers a wonderful opportunity for those looking to put their own stamp on a property that has huge potential to become a superb home with an impressive garden/paddock area – get ready to turn this home into the good life!

The property boasts three double bedrooms, providing ample space for a growing family or those wanting a spare room for guests. The open-plan reception has plentiful space for both dining and relaxation and offers a beautiful garden view, whilst also providing the potential for an additional room as the grounds certainly allow for this. There is a good sized kitchen with access to the garage, a family bathroom with a bath and shower over and wash hand basin and a convenient separate cloakroom with WC and wash hand basin.

Although in need of modernisation, this bungalow has the scope to be transformed into a dream home. With ample parking available plus a large single garage, it is easy to see a vision of this property and it's wraparound garden space which is a real treat for those who want that little bit extra in a property which could become the perfect haven with a real rural feel once modelled to your own taste. The gardens lead to a good sized paddock area which is quite unique and lovely space and gives a real countryside feel.

Situated in this popular location, the property benefits from excellent transport links and proximity to local amenities. Whether you prefer a peaceful stroll in the neighbourhood or easy access to the nearby market town of Morpeth, Ulgham offers the best of both worlds.

Lounge area	22.30 x 13.04	(6.78m x 4.06m)
Dining area	11.30 x 10.60	(3.43m x 3.20m)
Kitchen	10.90 x 10.60	(3.28m x 3.20m)
Bedroom One	11.80 x 11.40	(3.56m x 3.45m)
Bedroom Two	11.40 x 10.50	(3.45m x 3.18m)
Bedroom Three	11.80 x 8.50	(3.56m x 2.57m)
Bathroom	8.50 x 5.70	(2.57m x 1.70m)
WC	5.90 x 3.70	(1.75m x 1.13m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Oil but it is connected to the gas if a change from oil is wanted.  
 Broadband: None  
 Mobile Signal Coverage Blackspot: No  
 Parking: Garage and driveway

#### RESTRICTIONS AND RIGHTS

Listed: No  
 Restrictions on property: No  
 Easements, servitudes or wayleaves: No  
 Public rights of way through the property: No

#### RISKS

Flooding in last 5 years: No  
 Risk of Flooding: Zone 1  
 Any flood defences at the property: No  
 Coastal Erosion Risk: No  
 Known safety risks at property: No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
 Outstanding building works at the property: No

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

#### ACCESSIBILITY

This property has "has / has no" no accessibility adaptations:

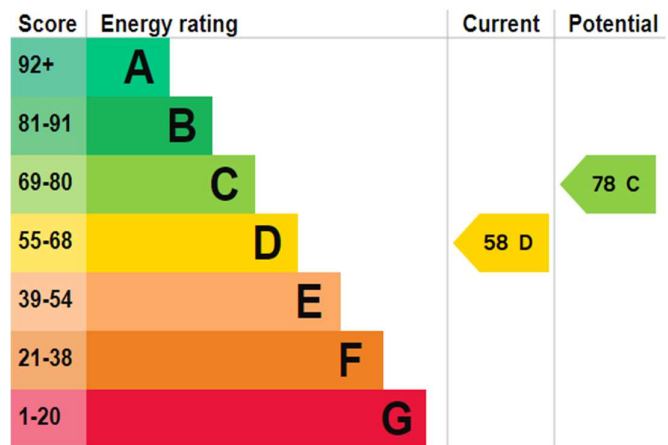
#### TENURE

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

EPC RATING: D

COUNCIL TAX BAND: D

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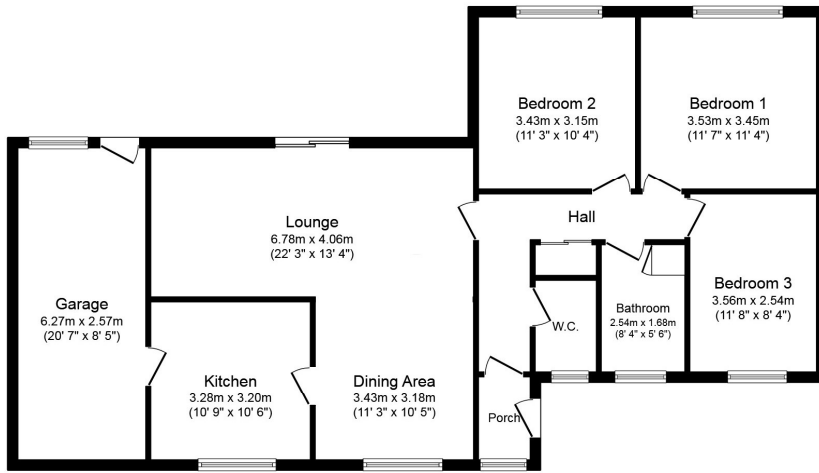
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# The Croft, Ulgham



**Floor Plan**

Total floor area 108.0 m<sup>2</sup> (1,163 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by Propertybox.



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