



Cragside Court

Rothbury

- Detached bungalow
- Two bedrooms
- Conservatory
- Views at the rear
- Double garage
- Low maintenance gardens

Guide Price: **£325,000**

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9 Cragside Court Rothbury, Morpeth, Northumberland NE65 7YX

The amazing south facing views over the Simonside hills are sure to be a major attraction to this super detached bungalow in Rothbury. From an elevated position, the property isn't overlooked at all at the rear and has the most stunning uninterrupted panoramic views spanning from Cragside in the east to the Cheviots in the west, with the beautiful old market town of Rothbury below. Pedestrian access to the main high street is less than 200 yards via a short cut/passage through the bottom of Cragside Court/Glendale Close. There is easy level vehicle access to the drive and double garage at the front, with plenty of space for off-street parking. The low maintenance gardens may particularly suit retired buyers looking for private outside space for relaxing and entertaining without major effort and time-consuming upkeep, whilst enjoying the awesome countryside backdrop. Centrally positioned within the property, the lounge through dining room offers substantial living space with a dual aspect and leads out through patio doors to a conservatory. Both bedrooms are double rooms, but the rear main bedroom has the advantage of the stunning countryside views and fitted wardrobes. Both the kitchen and shower room have been refitted with contemporary units, so there is very little that a new buyer would need to change or update, other than personal choices for interior décor. Heating is via gas central heating with radiators with a modern combi boiler.



HALL

Storage cupboard with hanging rail and shelf | Laminate flooring | Radiator | Coving to ceiling

LOUNGE 14' 8" x 23' 4" (4.47m x 7.11m)

Double glazed bow window to front | Laminate flooring | Double glazed sliding patio doors to conservatory | Coving to ceiling | Wall lights



KITCHEN 13' 9" x 8' 7" (4.19m x 2.61m)

Double glazed window | Fitted wall and base units | 1.5 stainless steel sink | Electric oven | Induction hob | Extractor hood | Integrated slimline dishwasher | Tiled floor | Part tiled walls | Radiator | Coving to ceiling | Downlights | Doors to lounge and garage

CONSERVATORY 12' 5" x 9' 5" (3.78m x 2.87m)

Double glazed windows and door leading to patio area | Laminate flooring | Electric wall heater | Wall lights

BEDROOM ONE 10' 2" x 15' 7" (3.10m x 4.75m)

Double glazed window | Fitted wardrobes | Radiator | Laminate flooring

BEDROOM TWO 10' 6" x 8' 9" (3.20m x 2.66m)

Double glazed window | Radiator | Laminate flooring

BATHROOM

Double glazed frosted window | Close coupled W.C. | Corner shower cubicle with wet wall panels and mains shower | Wash hand basin with cabinet | Shelved storage cupboard | Downlights | Chrome ladder heated towel rail | Coving to ceiling | Shaver point



DOUBLE GARAGE 16' 7" x 13' 9" (5.05m x 4.19m)

Electric roller garage door | Double glazed frosted window | External UPVC door | Plumbing for washing machine | Central heating boiler

EXTERNAL

Concrete driveway leading to garage | Low maintenance gravelled front garden | Side access to the rear garden | Low maintenance tiered rear garden with patio areas and gravelled beds and views across the Coquet Valley

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: None
Mobile Signal Coverage Blackspot: NO
Parking: Garage and driveway

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. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

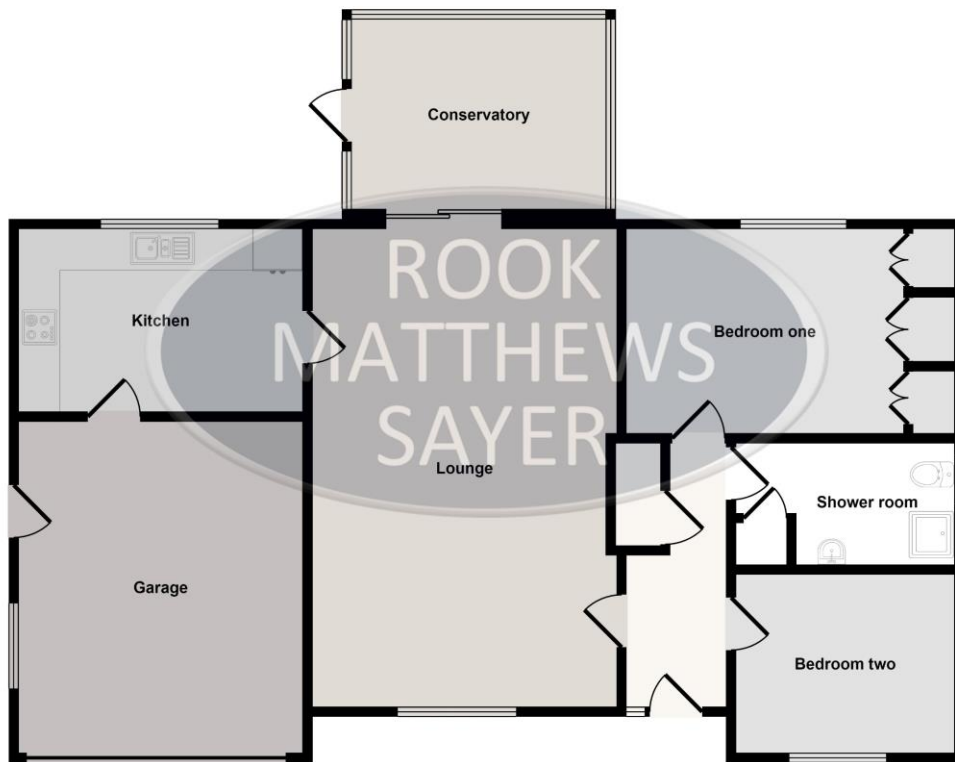
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D | EPC RATING: D

AL008734/DM/RJ/10.04.2024/V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Floorplan

9 Cragside Court

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.

Version 1

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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