



## The Orchard

### High Hauxley

- Large Detached Bungalow
- Exclusive Location - Within It's Own Walled Garden
- Three Bedrooms
- Gardens To Three Sides - Countryside Views
- Viewing Strongly Recommended

**FOR SALE BY ON LINE AUCTION 30<sup>th</sup> APRIL 2024**

**Guide Price:**  
**£375,000**



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# The Orchard, High Hauxley NE65 0NW

Enviably located, large detached bungalow in exclusive location within its own walled garden shared only with one other bungalow and occupying a plot in excess of one quarter of an acre. Immediately adjoining countryside, offering unrivalled views over the surrounding landscape and coast. The layout comprises: entrance lobby, L shaped hallway, lounge, kitchen / dining room, utility, three bedrooms and bathroom. Externally there are gardens to three sides, the rear having a door which leads to a 'hidden garden'. This desirable home is LPG gas centrally heated & has timber double glazing but would benefit from some modernisation, this being reflected in the guide price. The old adage location, location, location is very apt. Offering huge potential viewing is imperative.

## ENTRANCE LOBBY

Composite panelled entrance door, tiled floor.

## L-SHAPED HALLWAY

Range of built in cupboards, access to loft. Radiator.

## LOUNGE 15'7" (4.75m) x 15'4" (4.67m) into alcoves

uPVC double glazed window to front. Multi fuel burner with fire surround. Fabulous open outlook. Radiator.

## KITCHEN/ DINING ROOM 20'7" (6.27m) x 10'3" (3.12 m)

Window to rear, door to rear. Fitted with a range of wall, base and drawer units with co-ordinating roll edge work surfaces, 2 ½ bowl stainless steel sink unit. Tiled splashbacks. Built in oven, integrated fridge. Tiling to floor, coving to ceiling. Dining area has double glazed patio doors to the rear.

## UTILITY ROOM

Window to rear, panelled door to garden and integral door to garage. Stainless steel sink unit, plumbed for washing machine and radiator.

## BEDROOM ONE 13'0" (3.96m) x 12'2" (3.71m) into range of wardrobes

Double glazed window to front. Radiator.

## BEDROOM TWO 13'9" (4.19m) x 9'10" (2.99m) plus range of wardrobes

uPVC double glazed window to rear. Radiator. Spectacular open outlook.

## BEDROOM THREE 9'6" (2.90m) x 9'8" (2.95m) plus double wardrobe

Double glazed window to front. Radiator. Delightful aspect.

## BATHROOM

Double glazed frosted window to rear. Suite comprising panelled bath and separate shower cubicle, wash hand basin in vanity unit, low level w.c. Radiator and tiling to walls.

## OUTSIDE

To the front of the property there is driveway for off road parking for several cars and an attached single garage with electric door.

There are gardens to three sides of the property. A walled rear garden, side vegetable garden and lawned front garden. A large workshop gives access to a second rear driveway leading to a 'hidden garden'.

## 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: F

AM0004223/BJ/HH/22032023/V.2 HM/24/10/23 Price change/LP 2832024 amended text/10042024 auction brochure



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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