



THRUMBRAE

Rothbury

If stunning countryside views are on your wish list, the amazing open aspect from this Rothbury home is sure to impress. An extensive elevated sun terrace, decking area, and large garden take full advantage of the uninterrupted awesome views across the valley.

Bi-fold doors from a spacious front living room provide a natural flow to the outside seating area, whilst the open plan dining kitchen at the rear offers a superb space for entertaining.

A home office currently utilises the third bedroom, and two double bedrooms and a bathroom off the central hall complete the internal accommodation.

In addition to the large front garden, the south facing rear garden offers further outside space, and a car-port to the front ensures easy access off-street parking.

Guide Price £315,000



Thrumbrae, 13 Wagtail Road Rothbury, NE65 7PQ

PORCH

Double glazed entrance door | Coat storage with hanging rail | UPVC panelling.

HALL

Radiator | Double glazed door to porch | Loft access hatch.

LIVING ROOM

13' 3 min, 19'1 max x 9' 11 (4.04m min, 6.07m max x 3.02m)
Double glazed bi-fold doors | Luxury herringbone pattern vinyl flooring | Picture Rail | Downlights | Radiator | Fireplace incorporating an electric fire | Fitted shelves and cupboards | Coving to ceiling



DINING KITCHEN 18'11" plus additional alcove 11'7"x 17'2"

Double glazed external door | Double glazed windows to the rear and side | Luxury vinyl tiled floor | Electric fire | Fitted cupboards and storage

Fitted kitchen incorporating: Integrated fridge freezer | Integrated slim line dish washer | Integrated washing machine | Space for a freestanding gas cooker | Extractor hood | Porcelain sink | Part tiled walls | Integrated large pantry/larder cupboard



BEDROOM ONE

12' 0" x 9' 3" (3.65m x 2.82m) into wardrobes

Double glazed window with a front aspect | Fitted wardrobes | Radiator | Picture rail | Downlights

BEDROOM TWO 12' 6" x 12' 3" (3.81m x 3.73m)

Double glazed window with a rear aspect | Picture Rail | Downlights

BEDROOM THREE 8' 2" x 8' 10" (2.49m x 2.69m)

Double glazed window with a rear aspect | Radiator

BATHROOM 6' 1" x 5' 8" (1.85m x 1.73m)

Bath with rain-head and separate adjustable handheld shower attachment | Glass shower screen | Fitted cabinets with integrated wash-hand basin & W.C | Double glazed Velux window | Chrome ladder heated tower rail | Tiled Floor | Part tiled walls

GARDEN

Large front garden with hedge boundaries and a lower decking area | Lawn and steps leading to a raised sun terrace | Paved sun terrace with a seating and dining area.

Elevated rear garden with a rockery | Lawn | Garden shed | Side access to front garden



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas central heating with radiators
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No blackspot
- Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation 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: C

EPC RATING: C





Approx Gross Internal Area
98 sq m / 1054 sq ft



Floorplan

VERSION 1

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.

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