



## Dunmoor Road Belford

This 'Lindisfarne' style three bedroom detached dormer bungalow is situated on a newly built development within the small village of Belford in Northumberland.

This style of property particularly appeals to buyers looking for ensuite double bedroom accommodation on the ground floor, and additional upstairs double bedrooms for guests. In addition to the upstairs bathroom and ensuite to the ground floor bedroom, there is also a separate guest W.C. located off the hall. The kitchen is fitted with a comprehensive range of units including integrated appliances, and ample space for a sizeable table and chairs.

The aspect from the rear of the property is particularly attractive as it doesn't face any houses. At the front there is a double block paved drive and a planted flower bed.

Unlike some properties in other Northumberland Villages, this house has mains gas central heating.

There is no onward chain, so it is a great opportunity for a buyer to progress quickly with a purchase.

**Guide Price: £329,950**

ROOK  
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SAYER

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# 30 Dunmoor Road

## Belford NE70 7PT

### HALL

Double-glazed composite entrance door | Radiator | Staircase to first floor | W.C | Understairs storage cupboard | Doors to lounge, kitchen, and ensuite bedroom

### LOUNGE 12'4" x 13'8" (3.76m x 4.16m)

Double-glazed square bay window | Radiator

### W.C

W.C | Radiator | Wash-hand basin | Tiled splash backs | extractor fan

### DINING KITCHEN (MAX INTO L-SHAPE) - 14'3" x 17'6" (4.34m x 5.33m)

Double-glazed French doors | Radiator | Double-glazed window | Downlights | Door to garage

Fitted wall & base units comprising; 1 ½ porcelain sink, double electric oven, electric hob & extractor fan, integrated dishwasher, washing machine and fridge freezer

### BEDROOM ONE – (GROUND FLOOR)

10'1" x 10'5" (3.07m x 3.17m) PLUS WARDROBE RECESS

Double-glazed window | Radiator | Ensuite

### ENSUITE

Double -glazed frosted window | Radiator | Close-coupled W.C | Pedestal wash-hand basin | Tiled shower cubicle with mains shower

### LANDING

Radiator | Storage cupboard | Double-glazed Velux window | Doors to bedroom one, two and bathroom

### BEDROOM ONE 22'1" x 11' (6.73m x 3.35m)

Double-glazed dormer window to front | Double-glazed Velux window to rear | Radiator

### BEDROOM TWO 22' 1" x 8' 0" (6.73m x 2.44m)

Double-glazed dormer window to front | Double-glazed Velux window to rear | Radiator | Eaves storage

### BATHROOM

Double-glazed Velux window | Radiator | Extractor fan | Bathroom suite comprising; bath with an electric shower over and glass screen, pedestal wash-hand basin, close-coupled W.C.

### GARAGE 16'4" x 8'5" (4.97m x 2.56m)

Up and over door | Central heating boiler | Lighting and power

### EXTERNALLY

Rear garden laid mainly to lawn | Fenced boundaries with side gate access | Decking area | Patio | Shed | Cold water tap

Double block paved driveway to the front | Ramp access to front door | Level door tread | Planted flower bed





PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: Fibre
- Mobile Signal / Coverage Blackspot: No known issues
- Parking: Garage

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

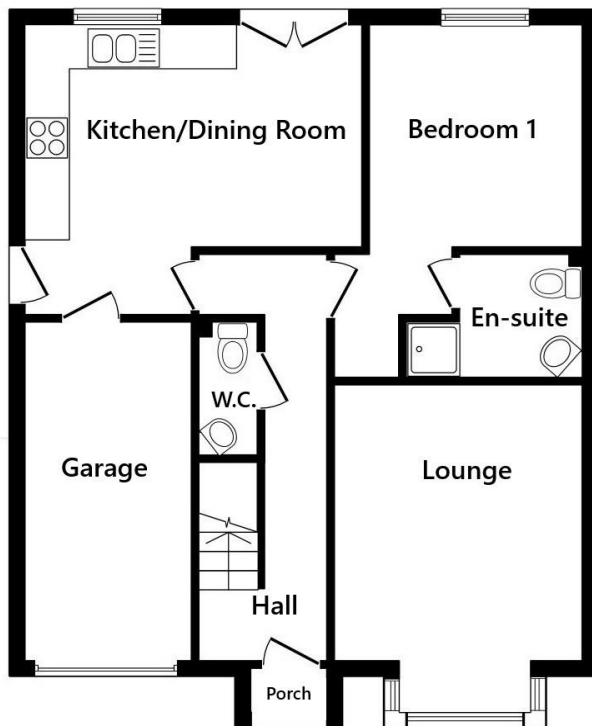
COUNCIL TAX BAND: D

EPC RATING: B

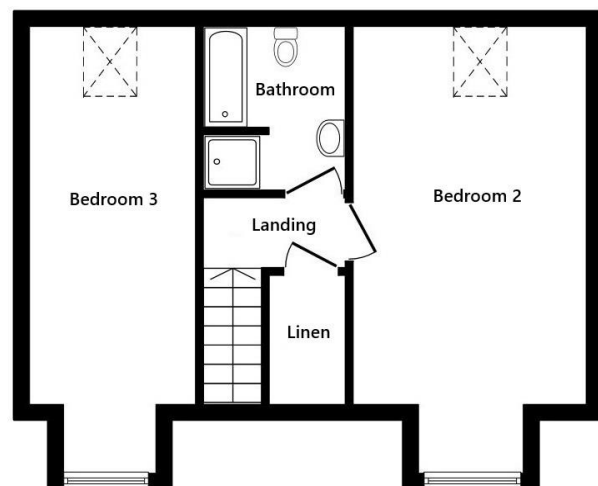
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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27/6/25 HM Amended price.





**Ground Floor**  
Floor area 67.0 m<sup>2</sup> (721 sq.ft.)



**First Floor**  
Floor area 41.2 m<sup>2</sup> (443 sq.ft.)

**TOTAL: 108.2 m<sup>2</sup> (1,165 sq.ft.)**

**AL009083 - Version 1.0**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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