



Wrights Square | Rothbury | NE65 7BF

**£315,000**

Stylish three bedroom three storey property offering exceptional accommodation throughout. The incredibly versatile and flexible living space is perfect for many types of purchasers including young families with schools within walking distance.

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**THREE STOREY TOWNHOUSE**  
**ENSUITE TO MASTER BEDROOM**  
**GARAGE AND PARKING**

**FAMILY ROOM/OFFICE**  
**LEASEHOLD**  
**POPULAR LOCATION**

For any more information regarding the property please contact us today

#### 4 Wrights Square, Rothbury NE65 7BR

Nestled in the picturesque and desirable village of Rothbury with the idyllic backdrop of the hills and countryside of Simonside and the home of the National Trust Cragside Estate with house, gardens and woodland.

Beautifully presented throughout within an exclusive courtyard development, the property is a fabulous blend of a characterful exterior blending with modern living. Stepping inside the front entrance, there is a decorative glazed side panel allowing light to flow into the hallway. The flooring is tiled and a staircase leads to the first floor. The utility room with space for a washer and dryer, accesses the rear garden and to this floor the current owners have transformed the rear of the garage into a family room/office.

To the first-floor double doors open into the elegant lounge with a Juliet balcony with views across the neighbouring and delightful cottage garden. The superb dining kitchen boasts a comprehensive range of wall and base units with fitted hob and extractor along with a double eye level oven and an integral fridge freezer and the kitchen opens to a generous dining area with a Juliet balcony. For convenience and situated on this first floor is a w.c. with vanity wash hand basin and a useful double storage cupboard.

Situated on the second floor the master bedroom has a tranquil atmosphere and benefits from an en-suite shower room. There is a further double bedroom to the rear and a single bedroom to the front. The bathroom is tiled with a modern suite with bath, vanity wash hand basin and low level w.c. Outside to the front parking accommodates two cars and accesses the garage which has space for a small car. The rear garden is paved and easy to maintain which provides a lovely outdoor space to sit and enjoy the warmer months of the year.

This impressive property is just located on the doorstep of this traditional market village with a tree-lined main street with shops, cafes, pubs and restaurants and a village green. Rothbury is placed within easy access of the A697 with its links to Morpeth and to Wooler and just 12 miles to the larger town of Alnwick with a wider selection of shops, supermarkets and restaurants along with the A1 with its links to the north and south of the county and to the wider motorway network throughout the country.

The villages dotted along the glorious coastline with sandy bays and historic castles are just a short drive and from the nearby train station in Morpeth and Alnmouth there are services to Newcastle, Edinburgh and beyond. The local bus routes travel to the rural villages and mainstream services to both Morpeth and Alnwick with connections to Newcastle and Berwick.

With its unbeatable location, Wrights Square is truly is a fabulous home ticking all the right boxes for modern living and an early viewing is highly recommended to fully appreciate all this stunning property has to offer.

#### ENTRANCE HALL

UTILITY ROOM 9'1" max x 6'9" max

FAMILY ROOM/OFFICE 15' 7" x 9'10"

#### LANDING

LOUNGE 16'7" max x 11'2" max

DINING KITCHEN 17'8" max x 11'1" max

#### W.C.

#### LANDING

BEDROOM ONE 15'1" max x 10'3" max (sloping ceilings)

#### EN SUITE SHOWER ROOM

BEDROOM TWO 11'1" max x 9'11" (sloping ceilings)

BEDROOM THREE 11'1" x 7'2" (sloping ceilings)

#### BATHROOM

#### GARAGE, PARKING AND GARDEN

Parking for two cars, garage for small car

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No known issues  
Parking: Garage/Driveway and communal parking

#### 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.

#### RESTRICTIONS AND RIGHTS

Conservation Area - Yes

#### HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 979 years from 01/10/2024

Service Charge: £200 per month

Buildings Insurance: £35 per month

COUNCIL TAX BAND: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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FLOOR PLAN

# Floorplan Coming Soon

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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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