



Gibbs Hill View | Branton | NE66 4LW

£435,000

Welcome to this stunning detached bungalow, presented in immaculate condition and nestled in a small, quiet hamlet – perfect for those seeking peace and tranquility.

Surrounded by open countryside with green spaces and lovely walking routes on your doorstep, this charming home truly embraces countryside living at its finest, ideal for retirees looking to enjoy the beauty of rural living, while still benefitting from modern comforts.

Don't miss your chance to view this delightful property – it's ready to welcome you!

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**x 3****x 2****x 2****FREEHOLD DETACHED BUNGALOW****ENSUITE SHOWER ROOM****THREE BEDROOMS****DINING KITCHEN AND UTILITY****TWO RECEPTION ROOMS****SURROUNDING GARDENS****LARGE GATED DRIVEWAY AND GARAGE****NO CHAIN****For any more information regarding the property please contact us today****Gibbs Hill View, Glanton Road, Branton NE66 4LW**

Step inside and discover two lovely reception rooms. The main living area features large windows, a cosy fireplace, and direct access to the garden, making it the perfect spot to relax and unwind while taking in the picturesque garden views. Adjacent to the lounge, the bright sun room is flooded with natural light – an inviting space for morning coffee or enjoying a good book, also opening out onto the garden.

The heart of the home is a stylish kitchen with warm wood countertops and dedicated dining space, ideal for hosting friends and family. Practicality is further enhanced with an adjacent utility room, adding to the home's convenience.

With three spacious bedrooms, there's plenty of room for guests or hobbies. The main two bedrooms are fitted with wardrobes, and the master bedroom includes a luxurious en-suite as well as sliding patio doors leading directly out to the garden.

A beautiful garden wraps around the property, complemented by a single garage and ample parking for several vehicles.

HALL

UPVC double-glazed entrance door | Radiator | Engineered wood floor | Coving to ceiling

W.C

UPVC double-glazed frosted window | Close coupled W.C | Cabinet with integrated wash-hand basin | Fitted shelves | Radiator

LOUNGE 20'7" x 13'7" (6.27m x 4.14m)

UPVC double-glazed slide and tilt patio doors and double-glazed window | Fireplace with gas living flame effect fire, granite inset & hearth

SUN ROOM 19'5" x 12'9" (5.91m x 3.88m)

UPVC double-glazed windows with slide and tilt feature | Tiled floor | Wood panelled ceiling | Radiator | Coving to ceiling

KITCHEN 11'2" x 15'9" (3.40m x 4.80m)

UPVC double-glazed window | Wood floor | Downlights | Vertical radiator | Fitted units with wood work tops incorporating; stainless steel sink, integrated dishwasher, and 'Neff' induction hob, extractor hood, and electric oven

UTILITY 9'5" x 7'1" (2.87m x 2.16m)

UPVC double-glazed frosted door | Tiled floor | Central heating boiler | Door to garage | Loft access hatch | Fitted units with wood worktops, sink, and space for washing machine



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BEDROOM ONE 12'7" x 11'4" (3.83m x 3.45m)
UPVC double-glazed slide and tilt patio doors | Fitted wardrobes | Radiator | Coving to ceiling



ENSUITE

UPVC double-glazed frosted window | Close-coupled W.C | Cabinet with integrated wash-hand basin | Corner shower cubicle with wet wall panels and electric shower | Chrome ladder style electric radiator | Laminate flooring | Fitted cabinet

BEDROOM TWO 11'5" x 9'1" (3.48m x 2.77m)
UPVC double-glazed window | Radiator | Fitted wardrobes and drawers | Coving to ceiling

BEDROOM THREE 12'7" x 7'9" (3.83m x 2.36m)
UPVC double-glazed window | Radiator | Coving to ceiling

BATHROOM

UPVC double-glazed frosted window | Pedestal wash-hand basin | Close coupled W.C | Bidet | Bath | Part-tiled walls | Radiator | Extractor fan | Shelved cupboard

GARAGE 9'7" x 13'3" (2.92m x 4.04m)
Up and over electric door | Lights and power | Electric fuse box

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic tank

Heating: Oil

Broadband: Unknown

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage and 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.

AGENTS NOTE

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

COUNCIL TAX BAND: E

EPC RATING: TBC

EPC
Coming Soon

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AL009101/DM/CM/28.07.25.V2



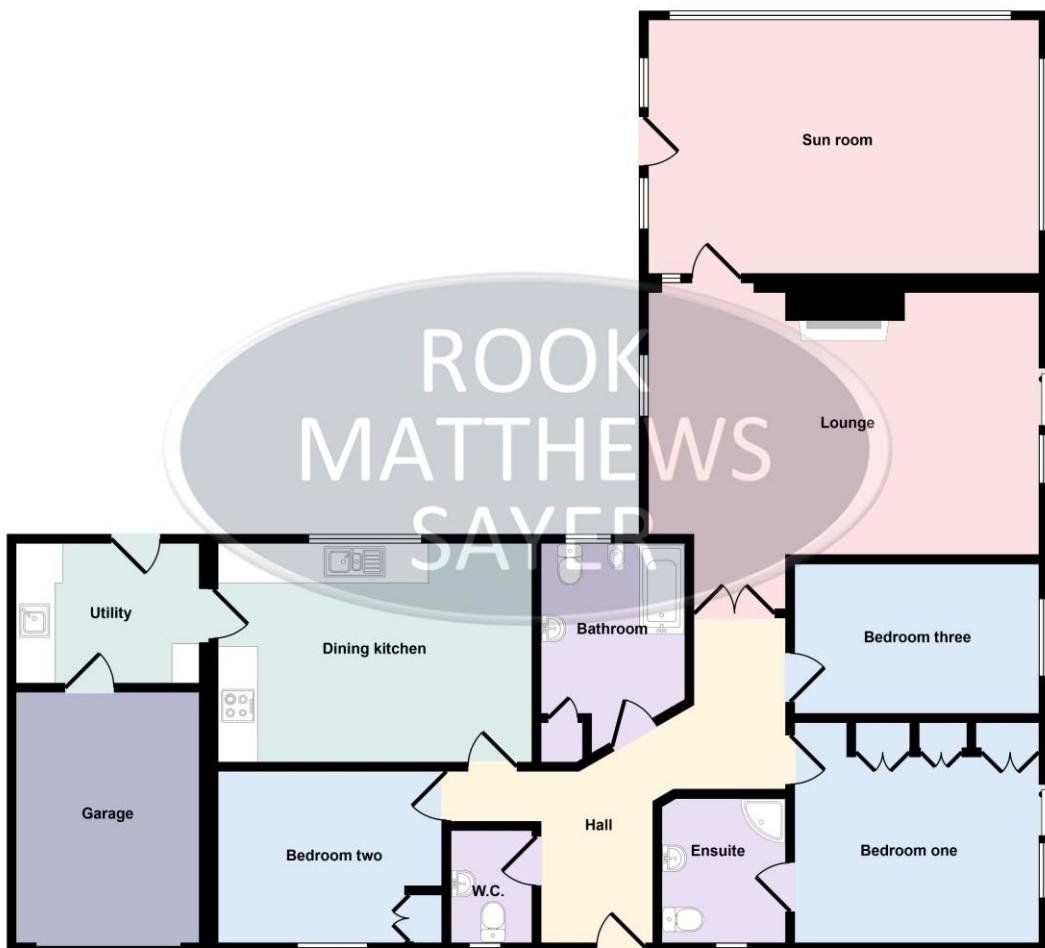
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FLOOR PLAN

Approx Gross Internal Area
146 sq m / 1567 sq ft



Floorplan

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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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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