



# *High Grange*

MATFEN, NE20 0RP

ROOK  
MATTHEWS  
SAYER

*Fine* LIVING





4 BEDROOMS  
2 BATHROOMS  
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT  
**£650,000**

## *Immaculate detached bungalow*

Presenting an immaculate four-bedroom detached bungalow, nestled in the heart of Matfen village. This sought-after location offers both convenience to local amenities and easy access to surrounding green spaces, making it a desirable setting for tranquil living.







## *Spacious light-filled living room*

Inside, there are two spacious reception rooms. The first is open-plan, seamlessly connecting to the modern kitchen and dining area, and benefits from both natural light and direct access to the garden with two sets of french doors—perfect for indoor-outdoor living.





# *Modern open-plan kitchen*

The kitchen is a standout feature — open-plan in design, with a kitchen island, marble countertops, an abundance of natural light, and dedicated dining space. This arrangement encourages comfortable living and entertaining. The second reception room enjoys large windows, a fireplace, a garden view, and further access to the garden, creating a bright and welcoming atmosphere throughout.







## *Stunning primary bedroom*

Filled with natural light, the primary bedroom offers ample space for furnishings as well as a large en-suite bathroom, complete with roll top bathtub and walk in shower unit.





## *Spacious, light-filled bedrooms*

There is three additional double bedrooms, with one currently used as a home office which benefits from sliding doors into the garden.





## *Efficient bathroom*

The fully tiled bathroom is a haven and offers a large walk in shower unit and waterfall taps. While the en-suite boasts the roll top bath tub.



# *Stunning garden*

This property boasts ample outdoor space, with a large South West facing paved courtyard being the start of the show, great for alfresco dining in warmer months.





# Property Description

**Reception Room One:**  
37'09" x 15'07" (11.51m x 4.74m)

**Reception Room Two:**  
17'00" x 17'05" - 5.17m x 5.31m

**Utility Room:**  
8'10" x 9'06" - 2.69m x 2.89m

**Bedroom One:**  
15'00" x 12'06" - 4.57m x 3.81m

**En-suite:**  
10'00" x 11'05" - 3.04m x 3.48m

**Bedroom Two:**  
13'07" x 10'10" - 4.13m x 3.31m

**Bedroom Three:**  
7'09" x 10'10" - 2.35m x 3.30m

**Bedroom Four/Home Office:**  
10'02" x 9'01" - 3.09m x 2.76m

**Bathroom:**  
8'01" x 7'08" - 2.46m x 2.33m

## PRIMARY SERVICES SUPPLY

**Electricity:** MAINS  
**Water:** MAINS  
**Sewerage:** MAINS  
**Heating:** OIL  
**Broadband:** FIBRE  
**Mobile Signal Coverage Blackspot:** NO  
**Parking:** GARAGE / 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:** F

**EPC Rating:** D

P00007310.SD.SD.08/08/25.V.1



# Floor Plans



FLOOR PLAN

GARAGE







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:

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