



High Grange

MATFEN, NE20 0RP

ROOK
MATTHEWS
SAYER

Fine LIVING



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.

4 BEDROOMS
2 BATHROOMS
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£650,000





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

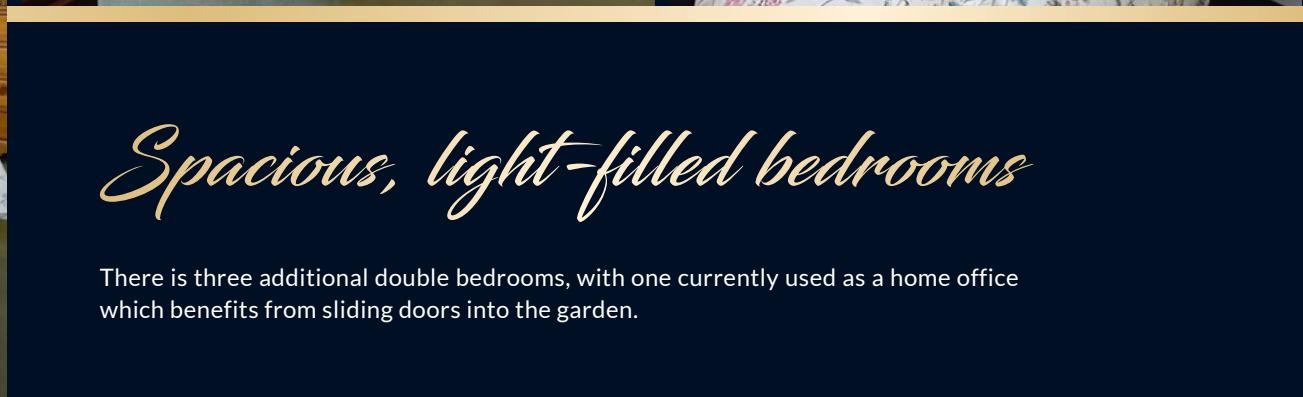
The kitchen is a standout feature – open-plan in design, with a kitchen island, marble countertops, an abundance of natural light, and dedicated dining space. This arrangement encourages comfortable living and entertaining. The second reception room enjoys large windows, a fireplace, a garden view, and 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 are 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





The Property
Ombudsman

For more information please contact our branch today via:
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