



Burn View Drive | Otterburn | NE19 1BA

£450,000

Burn View Drive, Otterburn, is positioned for access by road towards Ponteland and Newcastle city centre. Newcastle offers a wide range of shops, cafés and restaurants, with nearby green spaces such as the Town Moor and Jesmond Dene accessible by car. Rail services from Newcastle Central Station provide connections to Edinburgh, London and other major cities, with typical journey times of around 1 hour 30 minutes to Edinburgh and around 3 hours to London. Regular local bus services operate on main routes into the city and surrounding areas.

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DETACHED BUNGALOW

SPACIOUS LIVING

MODERN KITCHEN

21FT SUNROOM

THREE BEDROOMS

TWO BATHROOMS

0.34 ACRE PLOT

SOLAR PANELS

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: This detached three-bedroom bungalow is offered for sale in an immaculate condition and is located in a quiet cul-de-sac in the Burn View Drive area of Otterburn, within a setting convenient for local amenities.

The property provides three reception spaces. The main open-plan living/dining room benefits from natural daylight from triple aspect windows and forms the central hub of the home. A spacious sun room with vaulted ceiling enjoys garden views and direct access to the grounds, while a separate home office offers a defined workspace.

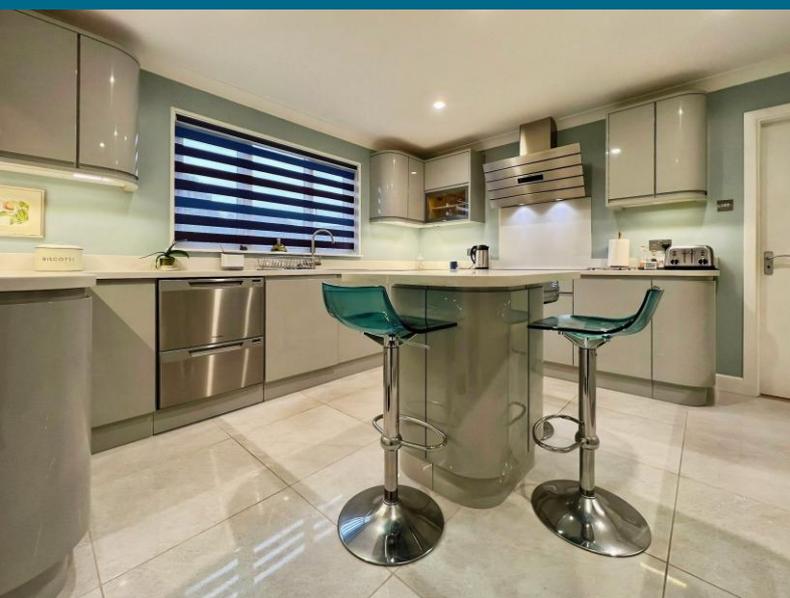
The kitchen is fitted with modern units, integrated appliances and a central island, with good natural light and internal access into the double garage. The bungalow features three double bedrooms; the master bedroom includes an en-suite and built-in wardrobes, and the second bedroom also offers an en-suite and built-in wardrobes and the third is a generous double, with further fitted storage.

Externally, the property sits within a approximately 0.34-acre private garden, providing generous private outdoor space with patio, lawn and vegetable garden. Parking is available for multiple cars along with a large garage, EV charging and solar panels.

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Living Room:
18'10" x 11'10" - 5.74m x 3.61m

Dining Room:
11'06" x 10'06" - 3.51m x 3.20m

Sunroom:
21'06" x 9'00" - 6.55m x 2.74m

Kitchen:
13'01" x 12'10" - 3.99m x 3.91m

Bedroom One:
10'00" (+wardrobes) x 9'10" - 3.05m x 2.99m

Ensuite:
8'11" x 6'10" - 2.72m x 2.08m

Bedroom Two:
10'06" x 10'06" (+wardrobes) - 3.12m x 3.12m

Ensuite:
7'06" x 5'07" - 2.29m x 1.70m

Bedroom Three:
10'10" x 9'06" (+wardrobes) - 3.30m x 2.90m

Home Office:
8'00" x 7'00" - 2.44m x 2.13m

Garage/Utility:
23'06" (max) x 13'11" (max) - 7.16m x 4.24m

W.C.

PRIMARY SERVICES SUPPLY

Electricity: MAINS & SOLAR & STORAGE BATTERY
Water: MAINS
Sewerage: MAINS
Heating: LPG
Broadband: FIBRE TO PREMISES
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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is non-standard construction in the form of Timber Framed

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: C

EPC RATING: B

P00007541.SD.SD.11/2/26.V.1



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Floor Plan

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

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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