



Westview | Embleton | NE66 3XZ

**£395,000**

Beautifully presented three-bedroom detached bungalow tucked away at the head of a quiet cul-de-sac in the sought-after coastal village of Embleton. Featuring two reception rooms, a spacious kitchen, a stylish recently refurbished en-suite, generous garage with utility area, and ample driveway parking, this superb home offers comfortable coastal living in a peaceful setting.

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**DETACHED BUNGALOW**

**PEACEFUL SETTING**

**BEAUTIFULLY PRESENTED**

**GARDEN TO REAR**

**THREE BEDROOMS**

**COASTAL LOCATION**

**TWO RECEPTION ROOMS**

**GARAGE & DRIVEWAY PARKING**

For any more information regarding the property please contact us today

Occupying a peaceful position at the head of a cul-de-sac within the highly desirable coastal village of Embleton, this beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers seeking village and coastal living.

The property is centred around a welcoming entrance hall, from which most of the accommodation flows. There are two generous reception rooms, comprising a bright and comfortable living room and a separate dining room, perfectly positioned adjacent to the spacious kitchen, creating an ideal layout for both everyday living and entertaining.

The three well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefiting from a recently refurbished ensuite shower room. Finished to a high standard, this contemporary fully tiled space features a stylish wet room-style walk-in shower.

Externally, the property continues to impress with a generous garage incorporating a practical utility area to the rear. The driveway provides ample off-street parking for multiple vehicles, while the bungalow's cul-de-sac location ensures a quiet and private setting.

Situated within easy reach of Embleton's stunning beach, championship golf course, village amenities and the spectacular Northumberland coastline, this attractive home presents a wonderful opportunity to enjoy one of the county's most sought-after coastal locations.

#### **HALL**

Double-glazed entrance door and window | Coving to ceiling | Loft access hatch | Storage cupboards

#### **LIVING ROOM 14' 8" x 12' 5" (4.47m x 3.78m)**

Double glazed windows fitted with plantation shutters | Fireplace with gas fire | Radiator | Coving to ceiling

#### **BEDROOM TWO 9' 6" x 12' 4" (2.89m x 3.76m)**

Double-glazed window | Fitted wardrobes and drawers | Radiator | Coving to ceiling

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## BATHROOM

Double-glazed frosted window | Bath | Close-coupled W.C. | Tiled shower cubicle with mains shower | Wash-hand basin with fitted cabinet | Extractor fan | Downlighting | Luxury vinyl tiled flooring | Ladder towel rail | Coving to ceiling

## DINING ROOM 9' 9" x 11' 1" (2.97m x 3.38m)

Double-glazed window | Coving to ceiling | Radiator | Laminate flooring

## KITCHEN 10' 6" x 16' 0" (3.20m x 4.87m)

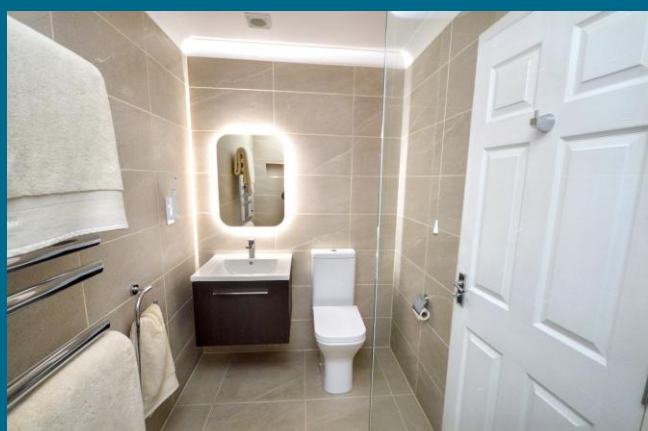
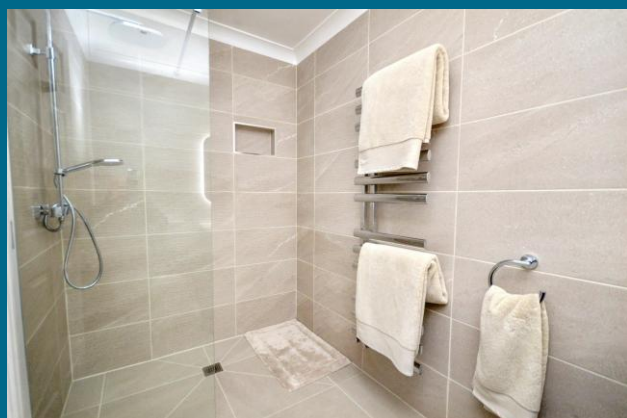
Double-glazed windows | 1.5 sink | Integrated dishwasher | Electric hob | Extractor hood | Double electric oven | Integrated fridge/freezer | Radiator | Laminate flooring

## BEDROOM ONE 11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window | Fitted wardrobes | Radiator | Coving to ceiling

## ENSUITE

Wet room style walk-in shower with mains shower | Close-coupled W.C. | Drawer unit with integrated wash-hand basin | Illuminated vanity mirror | Chrome ladder heated towel rail | Extractor fan | Tiled Walls & floor | Coving to ceiling



## BEDROOM THREE 8' 6" x 9' 7" (2.59m x 2.92m)

Double glazed window | Built-in wardrobe | Radiator | Coving to ceiling

## GARAGE 19' 7" x 11' 5" (5.96m x 3.48m)

Double-glazed door and window | Electric roller garage door | Sink unit | Plumbed for washing machine and tumble dryer | Central heating boiler

## EXTERNALLY

Tarmac driveway leading to the single garage | Border with mature shrubs and bushes | Rear lawned garden with hedge and fence boundary

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil central heating

Broadband: Yes

Mobile Signal Coverage Blackspot: No known issues

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: D

## EPC RATING: E

AL009643/DM/HH/29.06.2026/V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	47 E	
21-38	F		
1-20	G		

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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.

