



Whitton View | Rothbury | NE65 7QN

£300,000

With a facade replicating a period Georgian townhouse, this stunning three-storey property in Rothbury occupies an elevated and commanding position with countryside views over to the Simonside hills. Situated within walking distance to the centre of the old market town, it's a great location for access to local amenities whilst enjoying a quieter position within Rothbury.

The accommodation is arranged over three floors, with the street level at the rear providing an entrance to the middle floor, and a hall that leads to the lounge at the front. Spanning the full width of the property, this bright south facing room delights in the daytime sun and is a super vantage point with an open aspect. Four bedrooms and a family bathroom are positioned on the top floor, and the master bedroom has its own ensuite shower room. The spacious kitchen and dining room are situated on the lower ground floor, with access out to the town garden from the main front entrance. These two sizeable rooms are open to each other but remain spacious separate zones, and a large pantry style cupboard/utility at the back of the kitchen provides superb storage and space for additional appliances. There is vehicle access from the street at the rear, with off-street parking on a block paved drive and an integral garage.

ROOK
MATTHEWS
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FREEHOLD

FOUR BEDROOMS

ENSUITE MASTER

GARAGE AND DRIVE

MID-TERRACED

IMPRESSIVE VIEWS

W.C. ON EACH FLOOR

NEAR TO AMENITIES

For any more information regarding the property please contact us today

12 Whitton View, Rothbury NE65 7QN

HALL

Double-glazed entrance door | Radiator | Covling to ceiling | Staircase to lower and upper floors | Doors to lounge and W.C

W.C

Double-glazed frosted window | Wash-hand basin | Close-coupled W.C | Radiator

LOUNGE 10'9" x 18' (3.27m x 5.48m)

Double-glazed bay window | Fireplace incorporating an electric fire (also has a concealed gas point, providing the option to install a gas fire) | Covling to ceiling | Radiator

UPPER FLOOR LANDNG

Access to loft space | Radiator | Doors to bedrooms and bathroom

BEDROOM ONE 10'2" x 11' (3.10m x 3.35m)

Double-glazed window | Sliding door wardrobe | Radiator | Door to ensuite

ENSUITE

Tiled double shower cubicle with mains shower | Pedestal wash-hand basin | Close-coupled W.C | Chrome ladder heated towel rail | Extractor fan | Tiled floor | Shaver point

BEDROOM TWO 9'4" x 9'4" (2.84m x 2.84m)

Double-glazed window | Radiator

BEDROOM THREE

Double-glazed window | Radiator

BEDROOM FOUR

Double-glazed window | Radiator | Storage cupboard

BATHROOM

Bath | Pedestal wash-hand basin | Close-coupled W.C | Tiled floor | Part tiled walls | Shaver point | Extractor fan

LOWER FLOOR HALL

Double-glazed entrance door | Wood flooring | Radiator | Staircase to middle floor | Covling to ceiling | Understairs cupboard | Doors to W.C and dining room

W.C

Close-coupled W.C and wash-hand basin | Tiled floor | Radiator | Extractor fan

DINING ROOM 13'3" x 10'9" (4.04m x 3.27m)

Double-glazed window and secondary glazing | Radiator | Open to kitchen

KITCHEN 10'5" x 10'10" (3.17m x 3.30m)

Tiled floor | Part tiled walls | Open to dining room | Door to utility | Fitted with wall and base units incorporating a gas hob and extractor hood, electric oven, 1 ½ stainless steel sink, integrated fridge freezer and dishwasher

UTILITY

Wall units and work top with space for washing machine and tumble dryer | Tiled floor | Radiator | Extractor fan

GARAGE 9'1" x 16'5" (2.77m x 5.00m)

Gas central heating boiler | Light and power | Fuse box | Up and over door

REAR GARDEN

Block paved and gravel | Cold water tap

FRONT GARDEN

Town garden with circular patio and feature planting | Wrought iron railings and gate to pedestrian only street/footpath.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

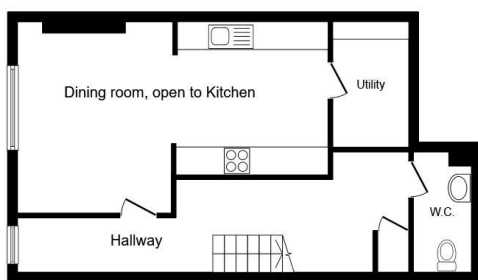
COUNCIL TAX BAND: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

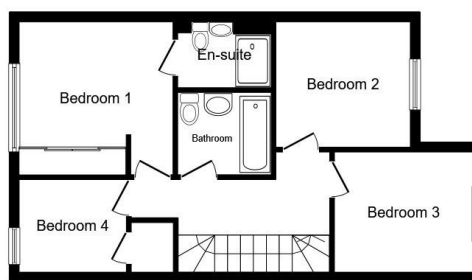
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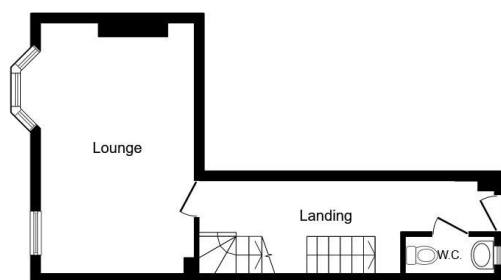
Ground Floor

Floor area 49.1 sq.m. (528 sq.ft.)



Second Floor

Floor area 49.1 sq.m. (528 sq.ft.)



First Floor

Floor area 31.4 sq.m. (338 sq.ft.)

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Total floor area: 129.6 sq.m. (1,394 sq.ft.)

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

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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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