



The Lodge

Newton-on-the-Moor

- Detached bungalow
- Double garage
- Four bedrooms
- Generous gardens
- Conservatory
- Ensuite

Guide Price £525,000

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The Lodge

Newton-On-The-Moor

Occupying a secluded and generous size plot with a stunning woodland back drop, this superb detached bungalow offers stunning gardens and spacious living accommodation located within the small and prestigious hamlet of Newton-On-The-Moor. In addition to the landscaped gardens to the rear, there is a fantastic separate vegetable garden to the west elevation and a substantial drive at the front that leads to the double garage. All four bedrooms are double rooms, and the master has a large ensuite bathroom that includes a separate shower cubicle. The sun porch and sun room at the rear make the most of the amazing outlook over the rear gardens and woodland beyond.

ENTRANCE PORCH

Double glazed door and window | Radiator | Glazed door to hall

HALL

Coving to ceiling | Radiators | Double cupboard with hanging rail | Loft hatch with pull down ladder

W.C.

Double glazed frosted window | Radiator | Tiled floor | Fitted cabinets with wash hand basin and W.C. | Part tiled walls | Coving to ceiling | Extractor fan

KITCHEN 13' 0" x 11' 9" (3.96m x 3.58m)

Double glazed window | Radiator | Double storage cupboard / pantry | Downlights | Coving to ceiling | Part tiled walls | Fitted wall and base units | Electric hob | Electric oven | Extractor hood | Sink | Integrated fridge

UTILITY

Double glazed window | Door to garage | Storage cupboard | Gas combi central heating boiler | Sink unit | Space for dishwasher | Wall units | Part tiled walls | Coving to ceiling | Tiled floor | Radiator

DINING ROOM 11' 5" x 13' 3" (3.48m x 4.04m)

Double glazed window | Radiator | Coving to ceiling | Internal window to sun room

SUN ROOM 11' 5" x 5' 10" (3.48m x 1.78m)

Double glazed window | Radiator | Sliding patio doors to conservatory | Internal window to dining room

CONSERVATORY 10' 0" x 11' 4" (3.05m x 3.45m)

Double glazed windows and door | Tiled floor | Fan light

LOUNGE 19' 5" x 15' 0" (5.91m x 4.57m)

Double glazed windows | Radiator | Wall lights | Fireplace with gas fire | Coving to ceiling

BEDROOM ONE 17' 4" x 11' 6" (5.28m x 3.50m)

Double glazed windows | Radiator | Fitted wardrobes | Dressing table and bedside cabinets | Coving to ceiling | Door to ensuite

ENSUITE 7' 10" x 11' 5" (2.39m x 3.48m)

Double glazed frosted windows | Radiator | Fully tiled walls and floor | Corner bath | Pedestal Wash hand basin | Close coupled W.C. | Shower cubicle with mains shower | Vanity light | Extractor fan

BEDROOM TWO 10' 6" x 13' 6" (3.20m x 4.11m)

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

BEDROOM THREE 10' 5" x 13' 6" (3.17m x 4.11m)

Double glazed window | Radiator | Double mirror sliding door wardrobe | Coving to ceiling



BEDROOM FOUR 10' 1" x 11' 6" (3.07m x 3.50m)

Double glazed window | Radiator | Double mirror sliding door wardrobe

BATHROOM

Double glazed frosted window | Radiator | Fully tiled walls and floor | Bath
| Shower cubicle with mains shower | Fitted cabinet units with integral W.C.
| Pedestal wash hand basin | Extractor fan | Radiator

GARAGE 18' 6" x 17' 8" (5.63m x 5.38m)

Electric roller door | Double glazed frosted window | Double glazed external
door | Power and lighting | Radiator | Cold water tap | Fitted units |
Overhead storage | Plumbed for washing machine | Space for fridge | Space
for fridge / Freezer

WORKSHOP 11' 2" x 11' 6" (3.40m x 3.50m)

Window and door | Lighting and power | Fitted units

REAR GARDEN

Two cold water taps | Lawn | Well stocked mature landscaped garden with
fruit trees and shrubs

SUMMERHOUSE

SIDE GARDEN

Shed | Vegetable garden | Greenhouse

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: Septic Tank (In rear garden)

Heating: GAS COMBI BOILER (MAINS GAS)

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: Garage and driveway accessed by shared driveway

AGENTS NOTES

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is of non-standard construction
by way of timber framed construction

RESTRICTIONS AND RIGHTS

BT have access to maintain a telegraph pole on the land

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: TO FOLLOW

SPACE FOR EPC GRAPH

AL008830.DJM.KM.06/08/24.V.3





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Version 1.0

Total floor area 214.0 m² (2,304 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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