



## Woodstead Embleton

- Detached bungalow
- Three bedrooms
- Extensive gardens
- Separate reception rooms
- Conservatory
- Garage & Utility

Guide Price **£385,000**

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# 19 Woodstead

## Embleton NE66 3XY

Occupying a superb large plot within a cul-de-sac location in the coastal village of Embleton, this fantastic detached bungalow offers sizeable rooms, separate reception rooms, plenty of private off-street parking, and delightful gardens surrounding the property.

The layout of the bungalow has been carefully thought out, presenting a main hall with the reception rooms leading off, and a separate bedroom hall. Both the kitchen and bathroom have been refurbished with quality contemporary fittings, and there is also the benefit of a utility with adjacent W.C., and a long single garage with internal access as well as the front electric garage door.



### PORCH

Double glazed composite door | Tiled floor

### HALL

Wood floor | Radiator | Doors to bedrooms, kitchen, lounge and dining room | Cloaks cupboard with hanging rail

### LOUNGE 12' 11" x 18' 9" (3.93m x 5.71m)

Double glazed window | Radiator | Wood burning stove | Fireplace with stone hearth | Wall lights

### DINING ROOM 12' 10" x 9' 11" (3.91m x 3.02m)

Radiator | Internal window and door to hall | Patio doors to conservatory | Fitted shelves and cupboards



### CONSERVATORY 9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed windows and door | Power sockets

### KITCHEN 13' 11" x 9' 10" (4.24m x 2.99m)

Double glazed doors | Tiled floor | Radiator | Fitted units with 'Dekton' worktops | Space for Range electric cooker | Extractor hood | Belfast sink | Integrated slim line dishwasher | Integrated fridge

### UTILITY 8' 2" x 5' 10" plus door recess (2.49m x 1.78m)

Double glazed window | Fitted unit with stainless steel sink | Space for washing machine | Radiator | External double glazed door to side | Doors to garage and kitchen



### W.C.

Double glazed frosted window | W.C. | Wash hand basin

### BEDROOM HALL 10' 11" x 9' 11" (3.32m x 3.02m)

Cupboard housing hot water tank | Loft access

### BEDROOM ONE 14' 4" x 9' 10" (4.37m x 2.99m)

Double glazed window | Radiator

### BEDROOM TWO 12' 8" x 9' 10" (3.86m x 2.99m)

Double glazed window | Radiator | Integrated wardrobes | Wood floor

**BEDROOM THREE 9' 0" x 12' 5" plus wardrobe recess (2.74m x 3.78m)**

Double glazed window | Radiator | Integrated wardrobes

**BATHROOM**

Double glazed frosted window | Tiled walls and floor | Bath with mains shower and shower screen | Wash hand basin | Close coupled W.C. | Ladder style heated towel rail | Downlights

**GARAGE 24' 9" x 9' 8" (7.54m x 2.94m)**

Electric garage door | Lighting and power | Central heating boiler | Loft access



**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL Central Heating Plus electric immersion heater

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: Not in a blackspot

Parking: Garage with driveway

**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



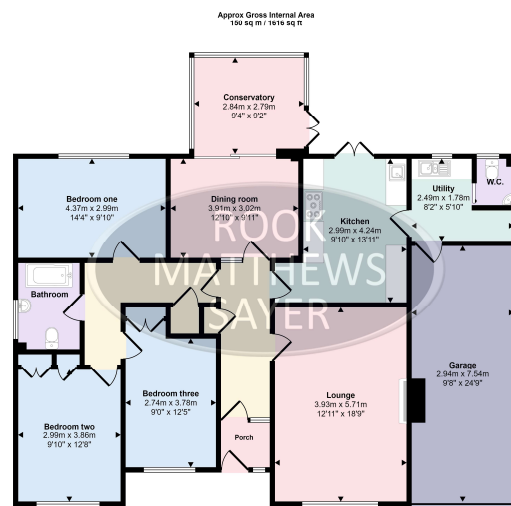
**COUNCIL TAX BAND: E**

**EPC RATING: D**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Floorplan

19 Woodstead, Embleton

Version 1.0

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of these such as bathroom scales are representations only and may not look like the real items. Made with Made Snappy 360.

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