



## Woodhorn Farm

### Newbiggin-by-the-sea

Well presented four bedroom detached home in the popular seaside town of Newbiggin by the Sea. The property briefly comprises of a lounge, dining room, conservatory, kitchen, utility room, cloakroom and study (originally the garage) on the ground floor. To the first floor there are four bedrooms, the master with ensuite and a family bathroom. Externally you will find a lawned front garden with driveway and a low maintenance rear garden with a decking area.

**£227,950**

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### PROPERTY DESCRIPTION

#### ENTRANCE

UPVC Entrance door, entrance porch.

#### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring.

#### CLOAKS/WC off utility

Low level WC, pedestal wash hand basin, tiling to floor, single radiator, cupboard.

#### LOUNGE 8'7 (2.62) x 17'4 (5.28)

Double glazed window to front, single radiator, television point, laminate flooring.

#### DINING ROOM 7'7 (2.31) x 17'4 (5.28)

Double glazed patio doors to conservatory, single radiator, laminate flooring.

#### OFFICE 8'8 (2.64) x 9'11 (3.02)

Spotlights, electric heater.

#### KITCHEN 9'3 (2.82) x 9'9 (2.97)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker/range oven with extractor fan above, space for fridge/freezer, plumbed for dishwasher, laminate flooring.

#### UTILITY ROOM 5'0 (1.52) x 5'4 (1.62)

Fitted wall units and work surfaces, plumbed for washing machine, single radiator, laminate flooring.

#### CONSERVATORY 9'8 (2.95) x 8'10 (2.69)

Dwarf wall, double glazed windows, electric heater, laminate flooring.

#### FIRST FLOOR LANDING

Loft access.





**BEDROOM ONE 15'11 (4.85) x 9'1 (2.77)**

Double glazed window to front, single radiator.

**EN SUITE 3'11 (1.19) x 6'6 (1.98)**

Double glazed window to front, low level WC, pedestal wash hand basin, single radiator, extractor fan, mains shower cubicle, part tiling to walls, vinyl flooring.

**BEDROOM TWO 9'8 (2.95) x 11'10 (3.61)**

Double glazed window to front, single radiator, built in cupboard.

**BEDROOM THREE 6'3 (1.91) x 9'9 (2.97)**

Double glazed window to rear, single radiator.

**BEDROOM FOUR 10'9 (3.28) x 9'1 (2.77)**

Double glazed window to rear, single radiator.

**BATHROOM/WC 6'5 (1.96) x 5'6 (1.68)**

3 piece white suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, vinyl flooring.

**REAR GARDEN**

Laid mainly to lawn, low maintenance garden, decking.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: 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: C**

**EPC RATING: TBC**







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