



## Woodview Cottage

### Otterburn

This sizeable property benefits from a beautiful plot circa 0.46 acres with outstanding views and no onward chain. The front door opens to a welcoming hallway which leads to a dining kitchen and utility room. There is a well-proportioned open plan lounge dining room with lovely views of the garden, family bathroom and four bedrooms, one of which benefits from an en-suite bathroom. The bungalow has an attached double garage with two electric roller shutter doors, a vast amount of parking, a range of garden sheds/wooden outbuildings and a magnificent garden with generous lawned areas and patio to enjoy the views. Otterburn is a highly sought after location with a range of amenities including a village shop, local pub, luxury hotels, highly regarded first school and great road links via the A696 and A68. A viewing is essential.

**Offers Over £425,000**

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# Woodview Cottage Otterburn

## Entrance Lobby

With double glazed door to the front and wood flooring

## Inner Hall

A generous hall with cloaks storage, wood flooring, loft access and radiators.

## Open Plan Lounge Dining Room 15'8 x 30 (4.77m x 9.14m)

An impressive room with double glazed French doors to the garden, double glazed windows to the front, rear and side, carpeted flooring, radiators and gas feature fireplace.

## Bedroom Four 11'5 x 13'5 (3.47m x 4.08m)

A lovely room with double glazed window to the front, carpeted flooring and fitted wardrobes.

## Kitchen 11'9 x 14'8 (3.58m x 4.47m)

A sizeable fitted kitchen with contrasting worktops, sink unit inset, space for a dishwasher and fridge, double oven, gas hob with cooker hood, double glazed window to the rear, radiator, part tiled walls and wood flooring.

## Utility Room 6'11 x 11'9 (2.10m x 3.58m)

A fitted utility room with contrasting worktops and sink unit inset, part tiled walls, tiled flooring, oil boiler, double glazed window and stable door to the rear and spaces for appliances.

## Principal Bedroom 13'3 x 11'8 (4.03m x 3.55m)

A wonderful room with double glazed window to the rear, carpeted flooring, fitted wardrobes and radiator.

## En- suite Bathroom 6'09 x 7'4 (1.82m x 2.23m)

This room has a bath tub, WC, wash hand basin, tiled walls, tiled flooring, double glazed window to the rear, spotlights and extractor fan.





### **Bedroom Two 12'7 x 13'5 (3.83m x 4.08m)**

A comfortable room with double glazed window to the front, fitted wardrobes, carpeted flooring and radiator.



### **Bathroom 7'9 x 13'3 (2.36m x 4.03m)**

The bathroom has a bath tub, WC, bidet, wash hand basin, shower enclosure, radiator, double glazed window to the front, tiled flooring and walls, spotlights and extractor fan.



### **Bedroom Three 9'11 x 13 (3.02m x 3.96m)**

This bedroom has a double-glazed window to the rear, fitted wardrobes, carpeted flooring and a radiator.

### **Double Garage 17'11 x 19'5 (5.46m x 5.91m)**

An excellent garage with two electric roller shutter doors, light, power and double-glazed window to the side.

### **Garden**

There is a substantial driveway with parking for several vehicles, storage sheds, a generous lawn, patio area and raised beds.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double garage with driveway

### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

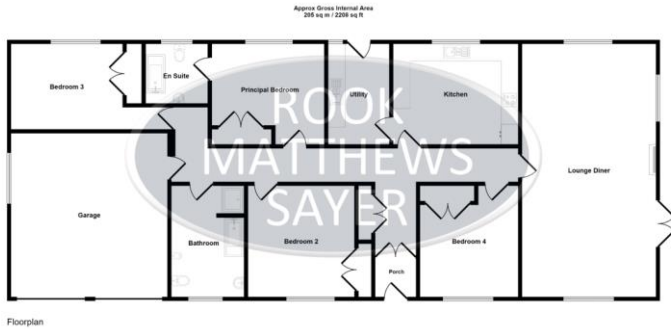
**COUNCIL TAX BAND: F**

**EPC RATING: E**

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Floorplan

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 mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Woodview Cottage, Otterburn**

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Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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