



Woodstead Embleton

Attractively positioned at the foot of a small quiet cul-de-sac shared with only one other property, this delightful three bedroom detached bungalow is available to buy with no upper chain and would be an ideal purchase for a buyer in search of a coastal village property with a generous garden and versatile living space.

The extension at the rear has added an additional bedroom that could also be used as a home office or snug, whilst the utility room is conveniently positioned at the side of the property leading off the kitchen and has internal access to the garage, second bedroom, and external door to the side of the bungalow. The spacious lounge features a wood burning stove, views out to the rear garden and courtyard area, and doors through to the conservatory which overlooks the side garden. Two of the bedrooms have fitted wardrobes, and the bathroom has been changed to a shower room with under-floor heating.

This lovely home is located in a desirable Northumberland Village, just over one mile from the golden sandy beach at Embleton Bay, with the majestic backdrop of Dunstanburgh Castle.

Guide Price £325,000

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Embleton NE66 3XY

ENTRANCE VESTIBULE

Double glazed composite door | Door to hall

HALL

Radiator | Storage cupboard | Loft access hatch | Doors to Bedrooms, lounge / diner, kitchen and shower room

LOUNGE / DINER 19' 11" x 16' 0" (6.07m x 4.87m)

Double glazed window | Double glazed patio doors to external patio area | Double glazed French doors to conservatory | Radiators | Wood burner and slate hearth | Covings to ceiling

CONSERVATORY 7' 2" x 9' 9" (2.18m x 2.97m)

Double glazed windows and door | Tiled floor

KITCHEN 13' 0" x 8' 10" (3.96m x 2.69m)

Double glazed window | Radiator | Storage cupboard | Part-tiled walls | Laminate flooring | 1.5 stainless steel sink | Space for fridge | Space for dishwasher | Electric hob with extractor hood | Electric oven

UTILITY 5' 4" x 8' 11" (1.62m x 2.72m)

Radiator | Wall and base units | Stainless steel sink | Part-tiled walls | Laminate flooring | External door to side of property | Door to garage | Door to bedroom two / study



BEDROOM ONE 14' x 11' max, 8'10 min (4.26m x 3.35m max, 2.69m)

Double glazed window | Fitted wardrobes | Radiator

BEDROOM THREE 7' 11" x 12' 11" (2.41m x 3.93m)

Double glazed window | Radiator | Fitted wardrobes

BEDROOM TWO / STUDY 8' 11" x 10' 7" (2.72m x 3.22m)

Double glazed window | Radiator



SHOWER ROOM

Double glazed frosted window | Tiled walls and floor | Shower cubicle with wet wall panels & mains shower | Cabinet with integrated wash-hand basin | Closed coupled W.C. | Shaver point | Extractor fan | Electric under-floor heating

GARAGE 8' 11" x 18' 4" (2.72m x 5.58m)

Electric roller door | Oil boiler | Lighting and power | Plumbed for washing machine

GARDENS

The front garden continues around to the side and rear of the property | A courtyard style patio area is adjacent to the doors off the lounge and there is space for a wood store | Footpath access to the side of the property that also leads to the door from the utility.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil central heating with radiators | Wood burning stove in lounge
Broadband: Fibre to cabinet, then ADSL copper wire to premises
Mobile Signal Coverage Blackspot: No
Parking: Off-street parking on a private drive and a garage

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.

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller’s letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

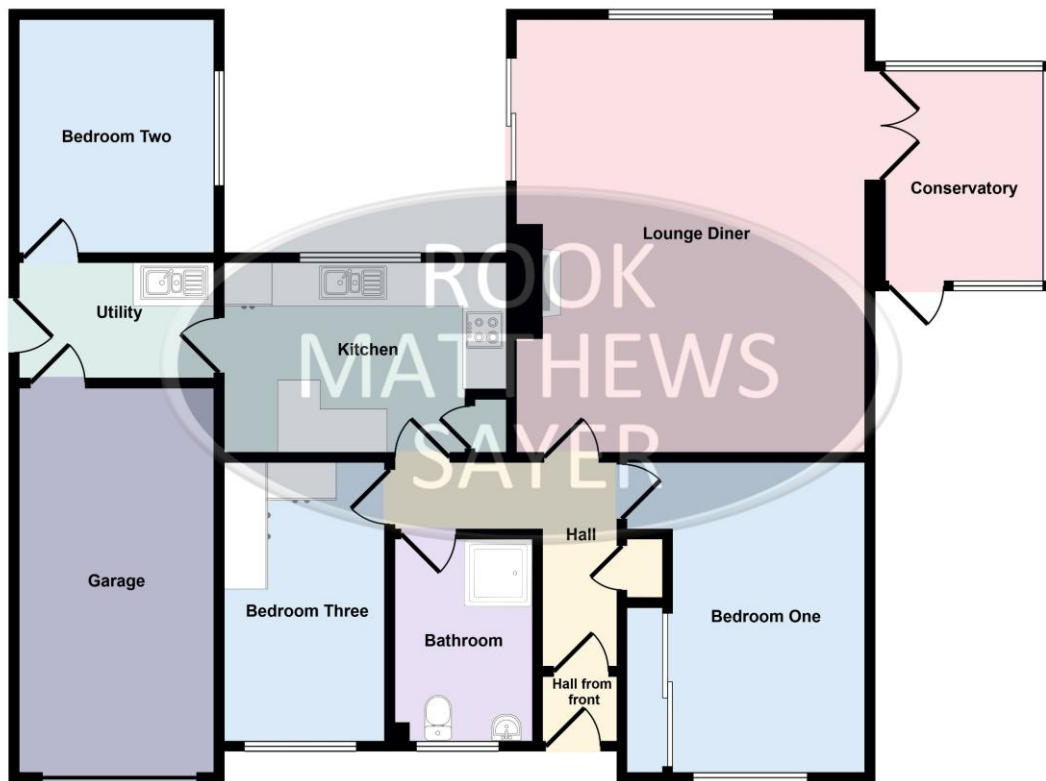
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Approx Gross Internal Area
113 sq m / 1220 sq ft



Floorplan

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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

16 Branches across the North-East

