



## 7 Brewery Road

Wooler, NE71 6QF

Offers In The Region Of £325,000



A superb opportunity to purchase this spacious and well proportioned three bedroom detached bungalow, which is located in this much sought after Northumberland town. This property would make an ideal family or retirement home, which offers immaculate and well presented accommodation that is ready to walk into.

Built in 1975, this bungalow has been thoughtfully designed to cater to modern living with full double glazing and gas central heating. The interior comprises of an entrance hall with a cloakroom, a spacious living room with an attractive fireplace with a gas fire, a large kitchen/breakfast room with a superb range of Cherrywood units with appliances and ample space for a table and chairs. There is a study, a modern bathroom and three generous double bedrooms, the main bedroom has an en-suite shower room.

Good sized gardens with a lawn with flowerbed surrounds at the front and a driveway offering ample 'off street' parking. Private rear garden with a large decked sitting area overlooking the lawns and shrubberies. The garden also has two garden sheds.

Wooler is known for its picturesque surroundings and vibrant community, offering a range of local amenities, shops, and recreational activities. The property is well-positioned to take advantage of the stunning Northumberland countryside, perfect for outdoor enthusiasts and nature lovers alike.

This bungalow presents an excellent opportunity for those looking to settle in a peaceful yet accessible location, with its spacious layout it is a must-see for anyone seeking a comfortable home. Contact our Wooler office to arrange a viewing.



## Entrance Hall

5'4 x 7'8 (1.63m x 2.34m)

Partially glazed entrance door giving access to the hall which has a central heating radiator and one power point.

## Cloakroom

5'1 x 2'6 (1.55m x 0.76m)

Fitted with a white toilet and a frosted window to the side.

## Kitchen/Breakfast Room

16'3 x 11'2 (4.95m x 3.40m)

A spacious kitchen which is fitted with an excellent range of Cherrywood wall and floor kitchen units, with under unit lighting and marble effect worktop surfaces with a tiled splashback. Built-in double oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink drainer below the double window to the rear, there is a window at the side and a partially glazed entrance door.

Samsung automatic washing machine, Logic tumble dryer and a Biko fridge. Central heating radiator and seven power points.

## Lounge

13'4 x 17'8 (4.06m x 5.38m)

A spacious reception room with a triple window at the front of the bungalow with a central heating radiator below.

Feature fireplace with a carved surround, a marble inset and hearth and a coal effect gas fire. Recessed ceiling spotlights and seven power points.

## Internal Hall

3'8 x 10'1 (1.12m x 3.07m)

With a large built-in storage cupboard housing the central heating boiler, access to the loft, a central radiator and recessed ceiling spotlights.

## Bedroom 3

9'8 x 10'2 (2.95m x 3.10m)

A good sized bedroom with a double window to the rear, a central heating radiator, recessed ceiling spotlights and two power points.

## Bathroom

6' x 9'3 (1.83m x 2.82m)

Fitted with a quality white three-piece suite which includes a low-level toilet, a wash hand basin with a vanity unit below a shaver socket above. Corner bath with a shower and curtain above, a frosted window to the rear and a central heating radiator.

## Bedroom 2

11'8 x 11'4 (3.56m x 3.45m)

A generous double bedroom with a double window at the front with a central heating radiator below. Two power points.

## Study

9'4 x 8'5 (2.84m x 2.57m)

A multifunctional room with a double window to the rear, a central heating radiator and three power points.

## Bedroom 1

17'3 x 9' (5.26m x 2.74m)

A large double bedroom with a double window at the front and a walk-in storage cupboard. Central heating radiator and ten power points.

## En-Suite Shower Room

4'3 x 7'1 (1.30m x 2.16m)

Fitted with a white three-piece suite which includes a corner shower cubicle, a wash hand basin below the frosted window to the rear and a toilet. Central heating radiator.

## Garden

Driveway offering ample 'off street' parking for a number of vehicles. The front garden has a lawn with flowerbed surrounds. Generous enclosed private garden at the rear with a large decked sitting area overlooking a lawn, shrubberies and flowerbeds. There are two garden sheds.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.





All mains services are connected.

Council Tax Band - D

## Agency Informstion

### OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9.00 - 12.00

### FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

### VIEWING

Strictly by appointment with the selling agent.

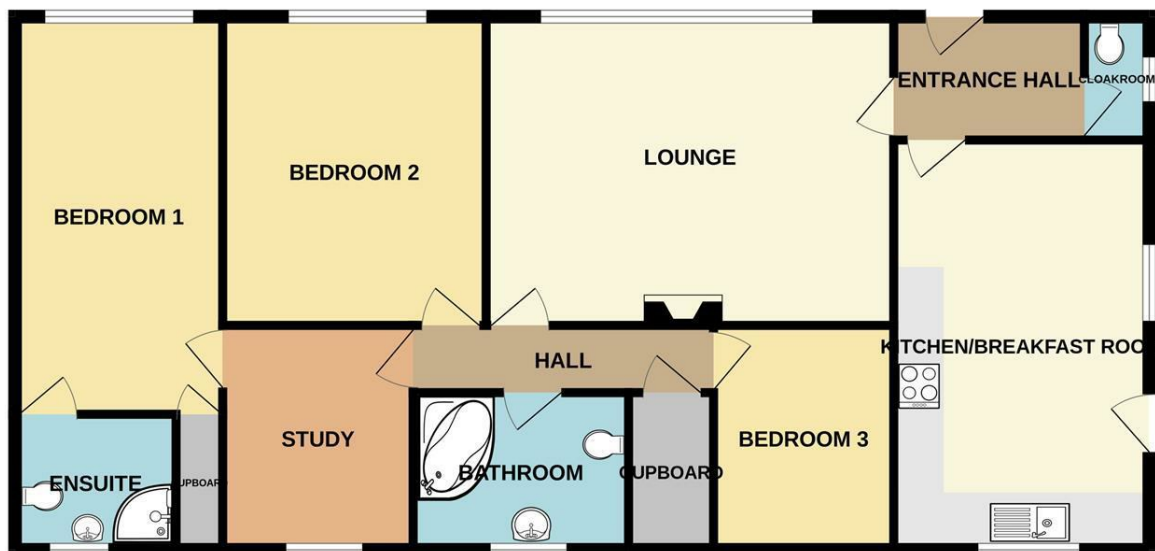








GROUND FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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