



31 Bridgend Park

Brewery Road, Wooler, NE71 6QG

Offers In The Region Of £165,000

Situated within the sought after Bridgend residential park, this former show home offers a unique design with spacious, contemporary accommodation throughout. The property has been immaculately maintained and thoughtfully upgraded by the current owners. Bridgend Park occupies a peaceful setting on the outskirts of the popular Northumberland town of Wooler, nestled at the foot of the Cheviot Hills. The park is exclusively for residents aged 50 and over, providing a tranquil environment and a welcoming community of like minded owners.

The property itself offers bright and spacious accommodation with all the modern conveniences expected in a contemporary home. The principal reception areas are open plan, creating a wonderful sense of space. The lounge/dining area features a vaulted ceiling and windows on three sides, including a striking fully glazed gable wall, flooding the room with natural light and creating a particularly impressive living space. From the dining area, a doorway leads into the recently upgraded kitchen, which has been fitted with an excellent range of modern matt grey units, complemented by integrated appliances. A useful utility room provides additional practical space for laundry and household needs. The study is fitted with a desk, provides a versatile space that would make an ideal home office, studio or hobby room.

There are two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom also enjoys the added convenience of a modern en-suite shower room. A separate contemporary family shower room serves the rest of the accommodation. Further benefits include gas central heating, double glazing throughout and excellent storage provision. Externally, the property enjoys a large driveway at the side, providing access to the single garage. Well maintained gardens surround the home, including a patio and well stocked flowerbeds.

We would highly recommend viewing, contact our Wooler office to arrange an appointment.



Entrance Hall

3'10" x 8'9" (1.17m x 2.67m)

Partially glazed entrance door giving access to the hall which has two built-in cloaks cupboards and shelved storage cupboard. Central heating radiator. Doorway to lounge and internal hall.

Open Plan Lounge/Dining Area

19'0" x 19'3" (5.79 x 5.87)

A spacious open plan reception room with a vaulted ceiling and a fully glazed gable wall, two double windows on one, a double window on the other side along with velux windows making it a bright and airy room. Three central heating radiators and two open shelved display units. Eight power points. Doorway to the kitchen.

Kitchen

12'3" x 8'2" (3.73 x 2.49)

Fitted with a superb range of matt grey modern wall and floor kitchen units incorporating wood effect worktop surfaces with a splash back. Stainless steel sink and drainer below the triple window to the side. Built-in oven, four ring gas hob with a cooker hood above. Integrated fridge, freezer and dish washing machine. Kick board heating and eight power points.

Utility Room

5'7" x 9'3" (1.70m x 2.82m)

Fitted with modern matt grey wall and floor units with wood effect worktop surfaces. Stainless steel sink and drainer, plumbing for an automatic washing machine and a cupboard housing the central heating boiler. Glazed entrance door to the side and a central heating radiator. Two power points.

Internal Hall

17'1" x 3'1" (5.21m x 0.94m)

Giving access to the bedrooms, the study and the shower room. Two power points.

Study

6'7" x 6'2" (2.01m x 1.88m)

With a built in desk with two sets of drawers and a window to the side. Central heating radiator, a telephone point and two power points.

Bedroom 1

14'1" x 9'3" (4.29m x 2.82m)

A generous double bedroom with two built-in double wardrobes and two bedside cabinets offering excellent storage. Two windows to the rear and a triple window to the side. Central heating radiator with a above. Television point and five power points.

En-Suite Shower Room

6'11" x 9'2" (2.11m x 2.79m)

Fitted with a modern white three-piece suite which includes a double walk-in shower cubicle, a wash hand basin with vanity unit below and extra cupboards at the side of the low level toilet. Frosted window to the side, a heated towel rail and inset ceiling spotlights.

Bedroom 2

9'2" x 9'3" (2.79m x 2.82m)

Another double bedroom with triple window to the side and two windows to the rear. Built-in wardrobes on one wall which includes two double wardrobes and drawers, along with two matching bedside cabinets offering excellent storage. Central heating radiator and five power points.

Shower Room

6'5" x 6'2" (1.96m x 1.88m)

Fitted with a modern white three-piece suite which includes a wash hand basin with a vanity unit below and a mirror above. Walk-in shower cubicle, a toilet and a heated towel rail. Frosted window to the side.

Garage

19'3" x 9'8" (5.87m x 2.95m)

Parking on a driveway in front of the single garage, which has an up and over door and lighting and power connected.



Gardens

There will be fully landscaped gardens and grounds surrounding the property on all sides. Ample off road parking for a number of cars.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council Tax Band - TBC

All mains services are connected.

For the year 2025/2026 ground rent is approximately £245.76 per month. Review date annually on 1st March of every year.

Tenure - Leasehold is indefinite - please refer to the Mobile Home Act 1993 for rules and regulations.

The purchasers will be responsible to pay 10% from the agreed price to the site owners and 90% to the vendors on completion.

Agency Information

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.

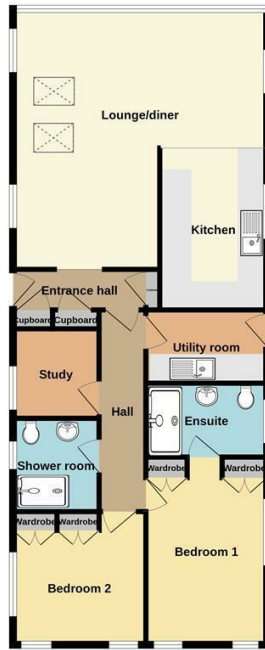
VIEWING

Strictly by appointment with the selling agent.





Ground floor
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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