



## 8 Hedgehope Drive

Wooler, Northumberland, NE71 6BF

Offers Over £235,000

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Located in the highly sought after Kingsmead development which is on the outskirts of Wooler, this beautifully presented semi-detached bungalow on Hedgehope Drive offers a delightful blend of modern living that offers accommodation that is ready to walk into. Built in 2022, the property boasts a contemporary design with top-quality finishings that are sure to impress.

The immaculate interior has been tastefully finished with Farrow and Ball paintwork and Karndean flooring. The bungalow has a good sized living room with bespoke bookshelves/media wall and bi-folding doors giving access to the south facing garden at the rear. The owners upgraded the kitchen which has pearl grey shaker units with integrated appliances. The two generous bedrooms have fitted wardrobes with remote controlled day night blinds. Quality fitted bathroom with a modern three-piece suite with an attractive tiled splashback.

One of the standout features of this property is the beautifully landscaped south-facing garden, with a patio overlooking a lawn with well stocked flowerbeds and shrubberies, a raised vegetable plot and a useful garden shed. This outdoor space is ideal for enjoying sunny afternoons, gardening, or simply unwinding in a tranquil setting. Additionally, the property includes parking for two vehicles on a block paved driveway.

With its modern amenities and attractive location, this bungalow is perfect for those seeking a peaceful yet vibrant lifestyle in Wooler. Don't miss the opportunity to make this exquisite property your own. Contact our Wooler office to arrange a viewing.



## **Entrance Hall**

19' x 4' (5.79m x 1.22m)

Partially glazed entrance door giving access to the hall, which has a built-in storage cupboard, a central heating radiator and one power point.

## **Living Room**

16'1 x 11'2 (4.90m x 3.40m)

A spacious and bright reception room with bi-fold doors giving access to the rear garden. Bespoke fitted Nook bookcases/media wall incorporating cupboards offering superb storage. Central heating radiator, ten power points and a television point.

## **Kitchen/Breakfast Room**

13'4 x 11'4 (4.06m x 3.45m)

Fitted with a stunning pearl grey shaker kitchen, with an excellent range of wall floor units with wood effect worktop surfaces with a tiled splashback. The kitchen has an integrated automatic washing machine and a fridge and freezer. AEG built-in oven, five ring induction hob with a cooker hood above. One and a half bowl sink and drainer. Central heating radiator, under unit lighting and ten power points.

## **Bedroom 1**

10'8 x 12'7 (3.25m x 3.84m)

A double bedroom with a double window to the rear. Two built-in double and single wardrobes offering excellent storage. Central heating radiator, six power points and a television point.

## **Bedroom 2**

10'4 x 8'5 (3.15m x 2.57m)

Another good sized bedroom with two built-in double wardrobes and a window to the front. Central heating radiator and four power points.

## **Bathroom**

7'2 x 8'8 (2.18m x 2.64m)

Fitted with a quality white three-piece suite which includes a

bath with a shower and screen above, a low-level toilet and wash hand basin with a vanity unit below. Heated towel rail and a frosted window to the side. Recessed ceiling spotlights.

## **Gardens & Grounds**

Block paved driveway at the front of the bungalow offering 'off road' parking for two vehicles and a small lawn garden with flowerbeds. Path at the side of the bungalow giving access to the stunning enclosed rear garden, which has a patio overlooking lawns with flowerbeds and shrubberies, a raised vegetable plot and a garden shed.

## **General Information**

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All curtains can be bought by separate negotiation.

All mains services are connected.

Tenure - Freehold.

Council tax band C

Energy Rating B.

NHBC- There is still a valid certificate for 7 years.

Management/Service Charge of £150 per annum is going to be charged for the communal areas (This charge has not been implemented as yet - awaiting the completion of the site).

## **Agency Information**

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday- By Appointment

## **FIXTURES & FITTINGS**

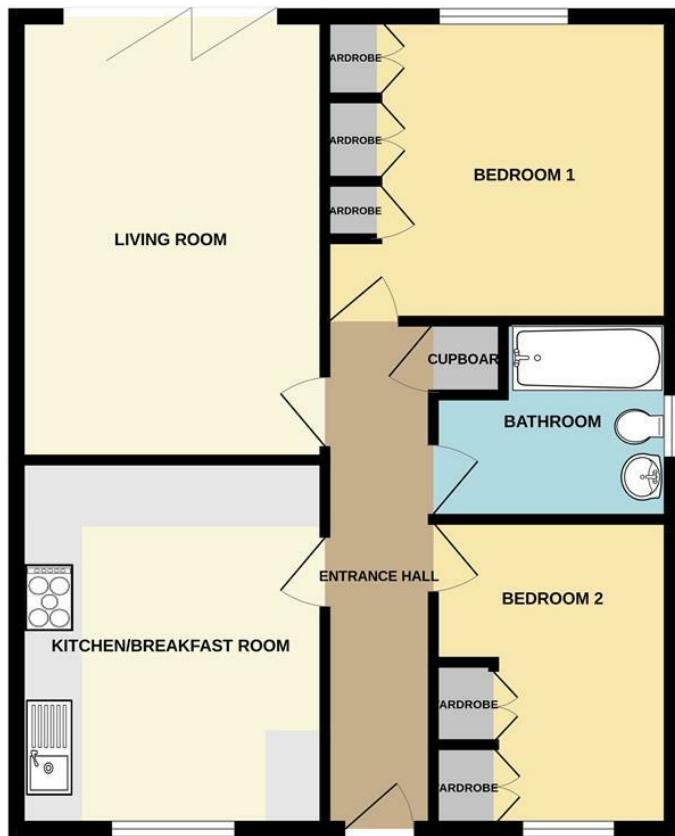
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## **VIEWING**

Strictly by appointment with the selling agent.



GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq ft (64.9 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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