



67 Bridgend Park

Wooler, NE71 6QG

Price Guide £160,000

Located within this highly sort after Residential Park, this stunning detached two bedroom Bespoke Omar Park Home has a superb design offering spacious state of the art contemporary living. Bridgend Park is the perfect setting on the outskirts of this popular Northumberland town, nestling at the foot of the Cheviot Hills. Bridgend Park is specifically for owners of 50 years and over, ensuring peace and tranquillity, and bringing together like minded owners.

The interior of the property has been tastefully upgraded, which has created a high quality finish with accommodation that is ready to walk into. The well proportioned and immaculate accommodation include a large dual aspect lounge with bay windows and double French doors to the front making it a bright and airy room, a fully equipped modern kitchen/dining area with integrated appliances, and a utility room.

There is a bathroom with modern fittings which features a roll top bath, two double bedrooms, the main bedroom has a walk in wardrobe and an en-suite shower room and the second bedroom has fitted wardrobes. There is the superb feature of having a study with fitted furniture. Full gas fired central heating and double glazing throughout.

Large single garage with a tarmacadam driveway offering 'off road' parking for two cars. Landscaped gardens surrounding the property which include decked and paved sitting areas and well stocked flowerbeds and shrubberies.

Viewing is recommended.



Entrance Hall

Partially glazed entrance door giving access to the hall, which has two built-in storage cupboards with 2 power points in one cupboard, recessed ceiling spotlights and a central heating radiator. 2 power points.

Lounge

19'6 x 12'2 (5.94m x 3.71m)

Spacious dual aspect reception room with a bay window to the side and two bay windows to the front one, containing double French doors, two central heating radiators, 15 power points, a television and sky point and French doors to the kitchen/dining area.

Kitchen/Dining Area

19' x 9' (5.79m x 2.74m)

A spacious kitchen/dining area with ample space for a table and chairs and fitted with a superb range of white wall and floor Shaker kitchen units with under unit lighting, two glass display cabinets and wood effect worktop surfaces. Built-in double oven, five ring gas hob with a cooker hood above. One and a half bowl sink and drainer below the double window to the side and a double window in the dining area. Integrated dishwasher and microwave. TV point. Central heating radiator and a door to the utility room. Ceiling recessed spot lights. 12 power points

Utility Room

8'1 x 5'5 (2.46m x 1.65m)

Fitted with a range of white wall and floor Shaker storage cupboards with ample worktop surfaces. Central heating Combi boiler housed in a wall cupboard. Plumbing for an automatic washing machine, inset ceiling spotlights. Partially glazed entrance door to the side. 2 power points.

Bathroom

7'4 x 6'1 (2.24m x 1.85m)

Fitted with a modern white three-piece suite, which includes a freestanding roll top bath with central taps, a wash hand basin with a charcoal grey vanity unit below. LED touch lighted mirror. Toilet, heated towel rail, recessed ceiling spotlights and a frosted window to the side.



Bedroom 1

9'8 x 9'1 (2.95m x 2.77m)

A generous double bedroom with a double window to the side and a central heating radiator. Television and sky points, nine power points. Airing cupboard with heating and a walk in wardrobe.

Walk-in Wardrobe

5' x 7'7 (1.52m x 2.31m)

Built-in storage on two walls offering hanging and shelved areas. Central heating radiator and a opening skylight.

En-Suite Shower Room

7'2 x 5'5 (2.18m x 1.65m)

Fitted with a quality white three-piece suite which includes a double walk-in shower with rainfall and Duche showerheads. Wash hand basin with a modern grey vanity unit below and a LED soft touch cabinet with a socket for shaver and electric toothbrush charging. A toilet, a frosted window to the rear and a heated towel rail. Extractor fan with humidify facility.

Bedroom 2

9'6" x7'10" (2.92m x2.40m)

Another double bedroom with a bay window to the side, coving and two double fitted wardrobes offering excellent storage. Central heating radiator and five power points.

Study

6'1 x 4'7 (1.85m x 1.40m)

Window to the side with a fitted desk and furniture below. Central heating radiator and four power and a BT points.

Garage

17'4 x 9'11 (5.28m x 3.02m)

A single detached garage with a lockable up and over door to the front, and a half glazed door to the side, LED lighting and power connected.

General Information

All fitted water proof laminated and carpet are included in



the sale.

Full double glazing.

Full gas central heating via Combi boiler and separate radiator thermostatic valves.

2 External power points.

External water tap.

Council tax band A.

Pitch Fee £231.88 per month. Review date annually 1st March.

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.

Furniture if required, is 100% payable to the Vendors and is under separate negotiation.

Make: Omar - Model: Sandringham

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

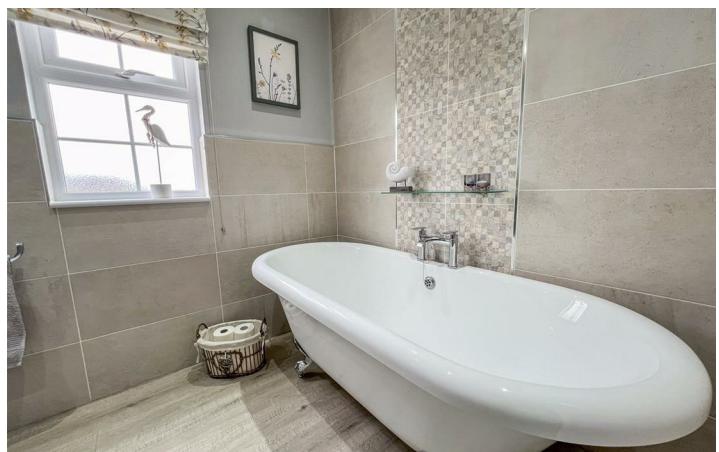
Saturday - By Appointment

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances. Tested February 2023

VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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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