

Queens Road | | Wooler | NE71 6DR

Price £690,000

aitchisons
property centre

Queens Road |
Wooler | NE71 6DR
Price £690,000

Occupying one of the most sought-after residential locations in Wooler, recently recognised as one of the most desirable places to live in the North of England, this beautifully presented stone-built Georgian semi-detached house enjoys superb open views across the surrounding countryside.

This impressive family home is rich in character and period charm, with many original features carefully preserved, including an elegant carved oak staircase, ornate cornicing and coving, feature fireplaces, original doors, and deep skirting boards.

The spacious accommodation is arranged over three floors and is entered via a welcoming vestibule leading to a grand reception hall with a striking oak staircase and a large walk-in storage cupboard. The lounge has an attractive open coal fireplace and a bay window with window seat below taking advantage of the views. Generous dual aspect dining room with a marble fireplace with a log burning stove. There is a good sized family room with an inglenook fireplace with a log burning stove and a doorway to the orangery, offering a relaxing place to enjoy the sun and gain access to a patio. Large breakfasting kitchen with a superb range of traditional units including a central workstation and a large walk-in pantry. Doorway from the kitchen to a utility room, a cloakroom and integral garage.

On the first floor is a bespoke family bathroom with a quality four piece suite and four large double bedrooms, the two main bedrooms have attractive open views and fireplaces. Leading from bedroom three is a back staircase, giving access to the fourth bedroom, which is being used as a dressing room. On the second floor is a shower room and two further double bedrooms. Full double glazing and gas central heating.

Externally, the property is set within private gardens featuring informal lawns, mature trees, rockeries, and well-stocked flower beds. A Victorian greenhouse and summerhouse which further enhance the outdoor space.

Viewing is highly recommended.



Vestibule

6'3 x 8'9 (1.91m x 2.67m)

Entrance door to the front giving access to the vestibule, which has a tiled floor and a glazed door with a glass panel either side giving access to the entrance hall.

Entrance Hall

13'5 x 9' (4.09m x 2.74m)

With sanded wooden flooring, the entrance hall has the original oak carved staircase to the first floor landing with a large understairs cupboard. Window to the side and doors to the main reception rooms.















Lounge

19'5 x 15'1 (5.92m x 4.60m)

A stunning reception room with ornate cornice, sanded wooden flooring and a large bay window to the front with a window seat below enjoying views over the garden and surrounding areas. The lounge has an attractive oak carved open coal fireplace with a marble inset and hearth and a built-in shelved alcove to the side of the fireplace. Three wall lights and a central heating radiator.

Dining Room

16'9 x 14'2 (5.11m x 4.32m)

A spacious dual aspect reception with sanded wooden flooring and coving on the ceiling, the dining room has a double window to the front with a window seat below and a window to the side. Attractive marble fireplace with a tiled inset and a log burning stove. Built-in shelving to the side of the fireplace and two central heating radiators.

Family Room

18' x 13'3 (5.49m x 4.04m)

A well proportioned reception room with an inglenook fireplace with a log burning stove. Door giving access to the back staircase and a door to the understairs cupboard. Coving on the ceiling and a central heating radiator. Doorway to the orangery.

Orangery

9'8 x 12' (2.95m x 3.66m)

Superb addition to the property which has a skylight and double French doors with glass panels either side giving access to a patio.

Kitchen/Breakfast Room

26'4 x 11'3 (8.03m x 3.43m)

Fitted with a quality traditional shaker kitchen with an excellent range of base units and a central workstation with a breakfast bar. Plumbing for an automatic washing machine and a Rangemaster range cooker with a cooker hood above. Two windows to the side, a window to the rear and a large skylight. Built-in shelved recess, Dimplex electric heater and a large walk-in shelved pantry.

Utility Room

5'8 x 11'9 (1.73m x 3.58m)

Fitted with cream shaker base cupboards with granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer, plumbing for an automatic washing machine and space for a tumble dryer. Skylight, a central heating radiator and a cloaks hanging area.

Cloakroom

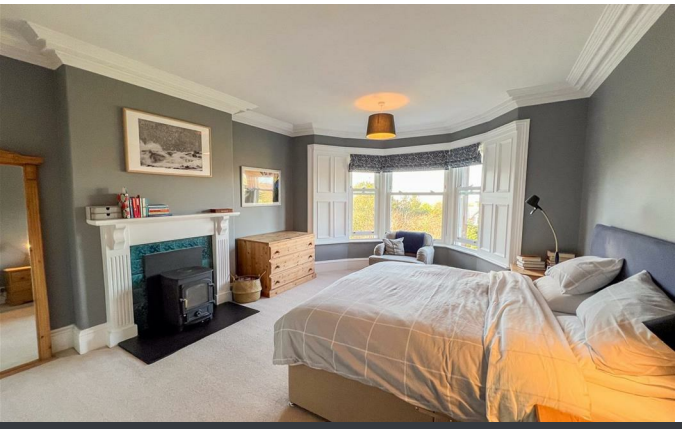
5'5" x 4'4" (1.65m x 1.32m)

Fitted with a modern white two piece suite which includes a toilet and a wash hand wash basin. Heated towel rail.

















First Floor Landing

10'9 x 8'9 (3.28m x 2.67m)

With stairs to the second floor landing and a central heating radiator.

Bedroom 1

20' x 14'1 (6.10m x 4.29m)

A large double bedroom with a bay window to the front with stunning open views over the garden and the surrounding countryside, the bedroom has coving on the ceiling and attractive timber fireplace with a tiled inset and a log burning stove. Central heating radiator.

Bedroom 2

16'1 x 14'2 (4.90m x 4.32m)

Another double bedroom with a double window to the front with open views and a window to the side, coving on the ceiling and a central heating radiator.

Bathroom

10'9 x 8'7 (3.28m x 2.62m)

Fitted with a bespoke white four piece suite which includes a walk-in shower cubicle, a toilet, a wash hand basin with a medicine cabinet above and a bath with a shower attachment. Two heated towel rails and a frosted double window to the front and a window to the side. Recessed ceiling spotlights

Bedroom 3

18' x 13'4 (5.49m x 4.06m)

A double bedroom with a built-in shelved recess, a central heating radiator and a double window to the side of the house.

Hallway

3'5 x 2'3 (1.04m x 0.69m)

Stairs leading down to the ground floor.

Bedroom 4/Dressing Room

18' x 9' (5.49m x 2.74m)

Fitted with an extensive range of fitted wardrobes on one wall offering excellent storage, incorporating an airing cupboard housing the hot water tank and the central heating boiler. Built-in shelved recess, a window to the side of the house with a central heating radiator below.

Second Floor Landing

9'5 x 9'1 (2.87m x 2.77m)

Access to the loft.

Bedroom 5

13'6 x 14'3 (4.11m x 4.34m)

A double bedroom with a half bay window to the front with superb open views and a central heating radiator.

Bedroom 6

14'2 x 12'8 (4.32m x 3.86m)

Another double bedroom with a half bay window to the front with superb countryside views and a built-in double wardrobe. Central heating radiator and access to the loft.

Shower Room

6'3 x 10'4 (1.91m x 3.15m)

Fitted with a modern white three-piece suite which includes a wash hand basin with a vanity unit below, a toilet and a shower cubicle with shelving to the side for towels. Central heating radiator and a velux window.

Garage

18'4 x 17' (5.59m x 5.18m)

With an electric roller door to the front giving access to the garage and a single pedestrian door, the garage can house two cars.. Skylight and built-in storage throughout the garage, lighting and power connected.

Gardens

Driveway giving access to a large parking area and giving access to the garage. Stunning gardens at the front of the house with lawns with mature hedging and trees creating privacy for the owners. Well stocked flowerbeds and shrubberies ensure colour throughout the year. There is a summerhouse, useful timber garden shed and a large Victorian greenhouse.

General Information

Full gas central heating.
Full double glazing.
All fitted floor coverings are included in the sale.
Council Tax Band - E
Tenure - Freehold.
EPC - C

Agency Information

OFFICE OPENING HOURS
Monday - Friday 9:00 - 17:00
Saturday - by appointment.

FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS
Strictly by appointment with the selling agent and viewing guidelines.



















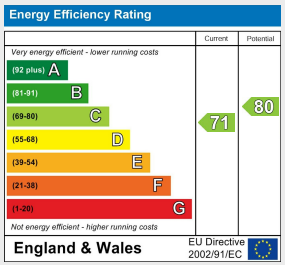








Council Tax Band **E** EPC Rating **C**



25 High Street
Wooler
Northumberland
NE71 6BU
01668 281819
wooler@aitchisons.co