



43 Burnhouse Road | Wooler | NE71 6EE

Offers Over £290,000



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Located in a much sought after residential area in the picturesque town of Wooler, this well presented detached two bedroom bungalow offers a perfect blend of comfort and convenience. Built in 1950, the bungalow has undergone a total modernisation and upgrading and has had an sunroom extension on the rear.

The bungalow is entered into an entrance hall with a cloakroom, which gives access to the large lounge/dining area with an inglenook fireplace with a multi-fuel stove and a fitted oak display unit in the dining area. Double French doors into the sunroom which has windows on three sides taking advantage of the views over the rear garden. The kitchen has recently been installed with grey shaker units with appliances. There are two generous double bedrooms with bay windows and they both have en-suite shower rooms, the main bedroom also has a fitted wardrobe. The property has full double glazing and gas central heating.

Parking bay and a driveway offering ample parking for a number of vehicles and giving access to the garage. There is a utility room. Lawn garden at the front and a large garden at the rear with lawns, flowerbeds, a summerhouse and a greenhouse.

The surrounding area of Wooler is renowned for its stunning natural beauty, with the Northumberland National Park nearby, providing endless opportunities for outdoor activities. Easy walking distance to the centre of Wooler which includes shops, cafes, restaurants, a doctors surgery, churches and a school.

This property presents an excellent opportunity to embrace a comfortable lifestyle in a beautiful setting. Do not miss the chance to make this charming bungalow your new home. Contact our Wooler office to arrange a viewing.

**Entrance Hall**

11'2 x 5'8 (3.40m x 1.73m)

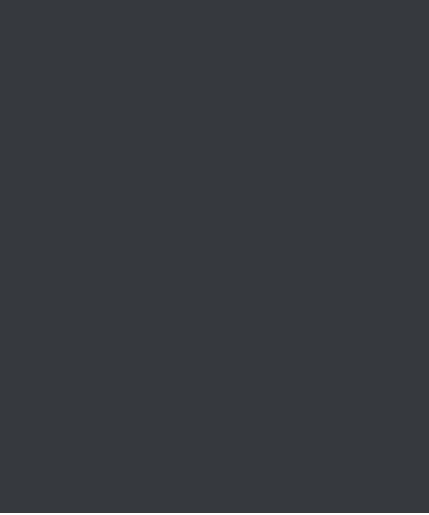
Partially glazed entrance door with a glass panel either side giving access to the hall, which has a central heating radiator, two power points and a telephone point.

**Cloakroom**

2' x 9'4 (0.61m x 2.84m)

Fitted with a white three-piece suite which includes a toilet with a toilet roll holder, a wash hand basin with a towel ring to the side and an extractor fan.





### Lounge/Dining Area

12'8 x 22'9 (3.86m x 6.93m)

A spacious reception room with an inglenook fireplace with a multi-fuel stove sitting on a stone hearth and a built-in storage cupboard to the side of the fireplace. Fitted oak units on one wall in the dining area which incorporates cupboards, glass display cabinets and bookcases. Double French doors giving access to the sunroom, a window to the rear, two central heating radiators and twelve power points.

### Kitchen

10'2 x 8'6 (3.10m x 2.59m)

Fitted with a modern range of grey shaker wall and floor units with marble effect worktop surfaces. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge and dish washing machine. One and a half bowl stainless steel sink and drainer below the window to the rear. Partially glazed entrance door to the rear garden. Central heating radiator, access to the loft and nine power points.

### Sunroom

8' x 15'2 (2.44m x 4.62m)

A superb addition to the property which is glazed on three sides taking advantage of the views over the rear garden. The sunroom has a central heating radiator, recessed ceiling spotlights, a glazed entrance door to the side and eight power points.



### Bedroom 1

13'6 x 12'7 (4.11m x 3.84m)

A generous double bedroom with a bay window to the front and a built-in double wardrobe. Central heating radiator and six power points.

### En-Suite Shower Room

5' x 8'6 (1.52m x 2.59m)

Fitted with a white three-piece suite which includes a shower cubicle, a wash hand basin with a vanity unit below and a toilet with a toilet roll holder. Heated towel rail and a window to the side of the property.

### Bedroom 2

12'2 x 12'6 (3.71m x 3.81m)

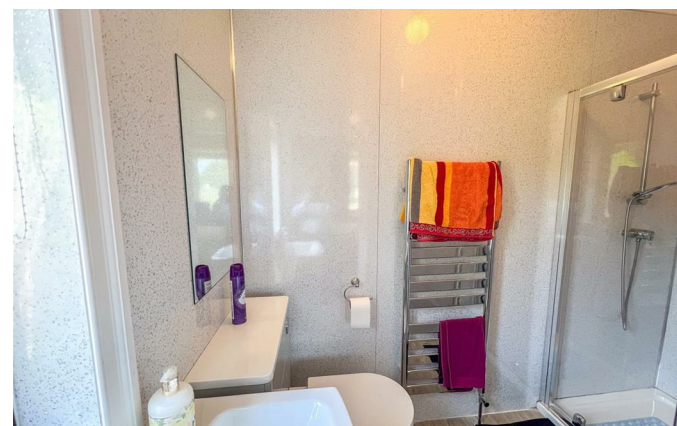
Another double bedroom with a bay window to the front, a central heating radiator and six power points.

### En-Suite Shower Room

6'2 x 8'5 (1.88m x 2.57m)

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







### Utility Room

7' x 5'5 (2.13m x 1.65m)

Located in an outside building, the utility room has a range of white gloss wall cupboards with granite worktop surfaces incorporating a circular stainless steel sink. Window to the rear, plumbing for an automatic washing machine and six power points.

### Garage

21'x7'4 (6.40mx2.24m)

The garage has been boarded out and the front door has been blocked off, however, it could be easily converted back into its original use. The garage has a skylight, fitted storage shelving and lighting and power connected.

### Gardens

There are two driveways offering ample 'off street' parking and giving access to the garage. The parking bay has lighting. Lawn garden at the front of the property and a large terraced garden at the rear of the bungalow with lawns with well stocked flowerbeds and shrubberies. There is a summerhouse, greenhouse and garden shed.

### General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council Tax Band - D

Tenure - Freehold.

All main services are connected.

### Agency Information

#### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

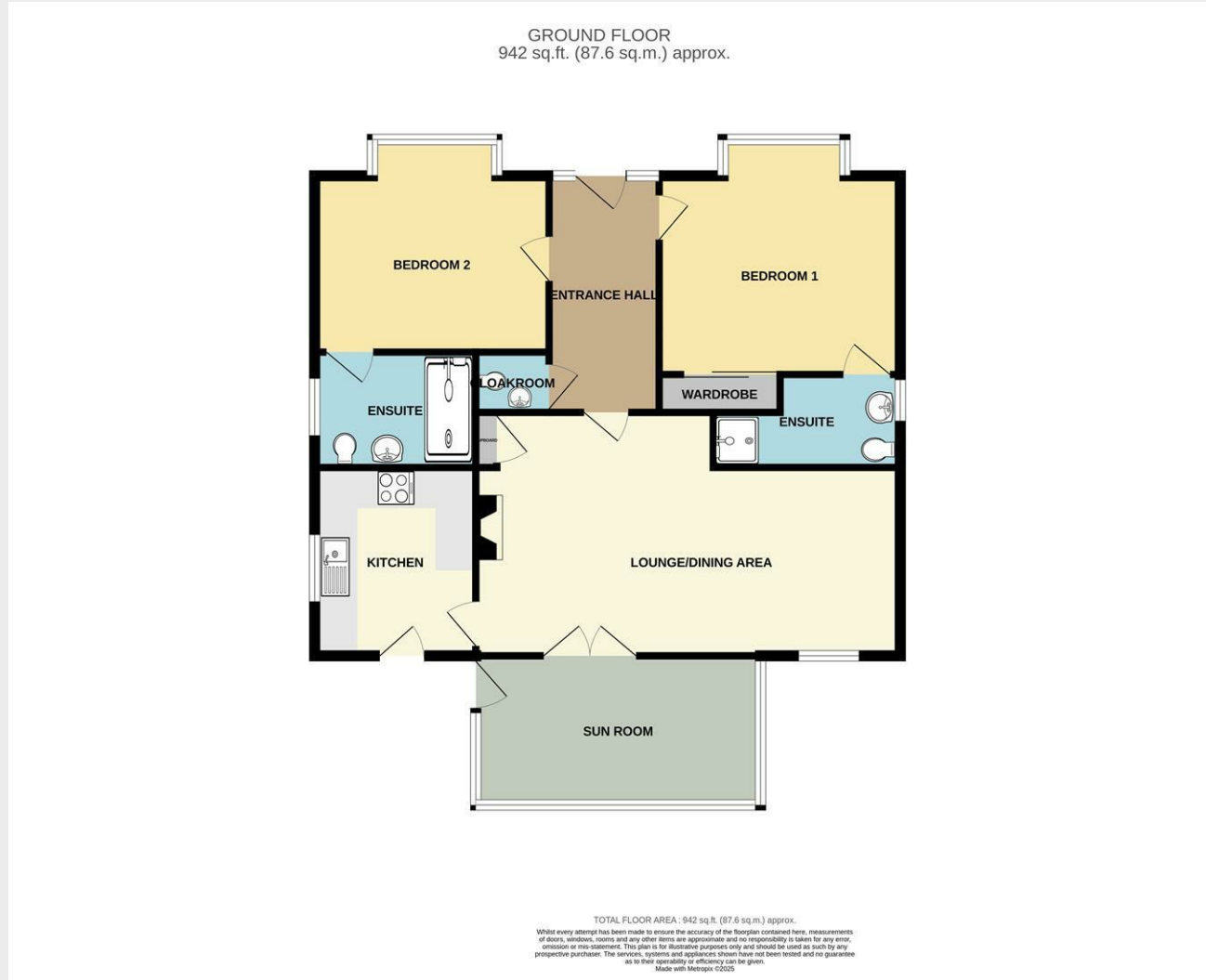
#### FIXTURES & FITTINGS

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.





Council Tax Band D

EPC Rating E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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