47 Hedgehope Drive

Wooler, NE71 6BF

Offers In The Region Of £252,500

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We are delighted to offer for sale this beautifully presented three bedroom semi-detached modern house, situated on the edge of Wooler within the highly desirable Kingsmeade development. The property enjoys open views across the surrounding countryside towards the Cheviot Hills.

The accommodation comprises an entrance hall with a useful cloaks cupboard, a generously proportioned living room and an impressive open plan kitchen/breakfast room fitted with a range of contemporary white units with integrated appliances. Double French doors from the breakfasting area open into the rear garden, creating an ideal space for family living and entertaining. The ground floor also benefits from a practical utility room and a separate cloakroom.

On the first floor, there are three generous bedrooms, two are doubles, the main bedroom has a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a quality white suite with an attractive tiled walls.

Externally, the property offers a block paved driveway providing off-road parking for two vehicles. To the rear is a beautifully maintained enclosed garden, mainly laid to lawn and complemented by well stocked flowerbeds, mature shrubs and a garden shed. The elevated position provides attractive views of the surrounding countryside.

Early viewing is highly recommended to fully appreciate this excellent family home and its desirable location.

Entrance Hall
19'11 x 6'2 (6.07m x 1.88m)
A partially glazed entrance door giving access to hall, with stairs to the first floor landing, a central heating radiator and a built-in cloaks cupboard. Two power points.

Living Room
13' x 9'8 (3.96m x 2.95m)
A good sized reception room with a double window at the front and a central heating radiator. Eight power points and a television point.

Kitchen/Breakfast Room
8'9 x16'3 (2.67m x4.95m)
A spacious kitchen/breakfast room which is fitted with an excellent range of white wall and floor units with walnut effect worktop surfaces. Built-in oven, four ring gas hob with a cooker hood above and an integrated fridge freezer. One and a half bowl stainless steel sink drainer below the double window to the rear and double French doors giving access to the rear garden. Large built-in understairs cupboard, recessed ceiling spotlights, a central heating radiator, eight power points and a television point.

Utility Room
5'9 x 6'5 (1.75m x 1.96m)
Fitted with a range of white base storage cupboards with walnut effect worktop surfaces. Plumbing for an automatic washing machine and a stainless steel sink and drainer. Two power points.

Cloakroom
5'9 x 3'1 (1.75m x 0.94m)
With a white two-piece suite which includes a toilet and a wash hand basin. Central heating radiator.

First Floor Landing
12'6 x 6'8 (3.81m x 2.03m)
Access to the loft, a central heating radiator and two power points.

Bedroom 1
13'3 x 9'2 (4.04m x 2.79m)
A generous double bedroom with a double window at the front, a central heating radiator, a television point and six power points.

En-suite Shower Room
4'6 x 7'6 (1.37m x 2.29m)
Fitted with a quality white three-piece suite which includes a wash hand basin, a low-level toilet and a walk-in shower cubicle. Heated towel rail and recessed ceiling spotlights.

Bedroom 2
10'8 x 9'2 (3.25m x 2.79m)
A double bedroom with a double window to the rear with views of the hills and surrounding countryside. Central heating radiator, a television point and six power points.

Bedroom 3
9'7 x 6' (2.92m x 1.83m)
A good sized single bedroom with a window at the front, a central heating radiator and four power points.

Bathroom
5'5 x 6'7 (1.65m x 2.01m)
Fitted with a quality white three-piece suite with an attractive tiled splash back, which includes a wash hand basin, a toilet below the frosted window to the rear and a bath with a shower and screen above. Heated towel rail and recessed ceiling spotlights.

Garden
Block paved driveway at the front of the house offering 'off road' parking for two cars. Attractive enclosed rear garden with a lawn with well stocked flowerbed surrounds and a garden shed.

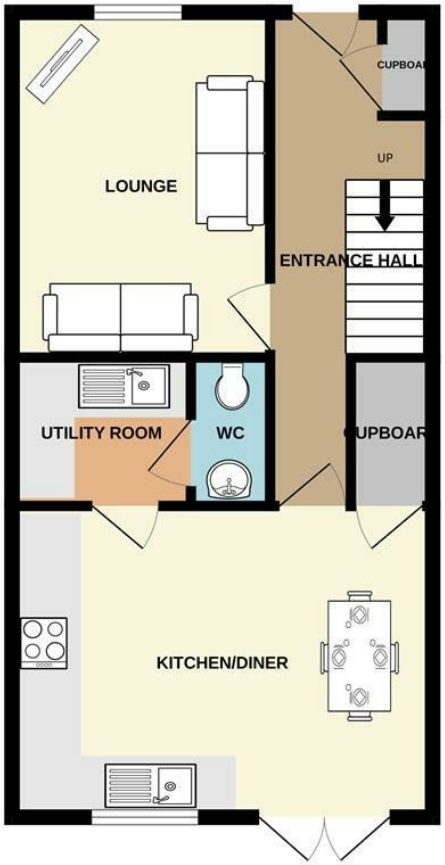
General Information
Full double glazing.
Full gas central heating.
All mains services are connected.

All fitted floor coverings and blinds are included in the sale.
Tenure - Freehold.
Council Tax Band - C
EPC-B

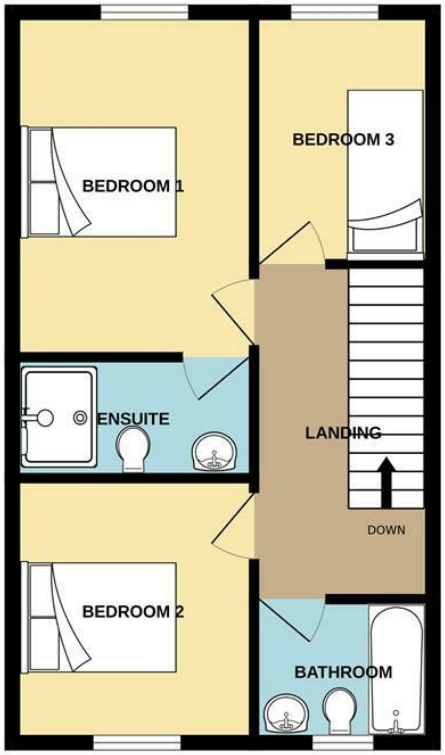
Agency Information

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 services, heating systems and their appliances are untested.
VIEWING
Strictly by appointment with the selling agent.

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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