



## 24 Hedgehope Drive

Wooler, Northumberland, NE71 6BF

**Offers In The Region Of £299,950**

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We are pleased to offer for sale this immaculately presented four bedroom detached house, which is located in this sought after residential area on the outskirts of Wooler. This spacious property presents an exceptional opportunity to acquire a delightful house offering a perfect blend of tranquillity and accessibility, making it an excellent choice for families and individuals alike. The house boasts a spacious layout, providing ample room for comfortable living, with well-proportioned rooms, it is designed to cater to modern lifestyles while retaining a warm and inviting atmosphere. The house benefits from full double glazing, gas central heating and tasteful decoration throughout.

The interior comprises of an entrance hall with a cloakroom, a good sized lounge, a stunning open plan kitchen/dining area with a superb range of pearl grey shaker units with appliances and bi-folding doors giving access to the rear garden, door from the kitchen into a useful utility room.

On the first floor is a modern bathroom and four spacious bedrooms, two have fitted wardrobes and the main bedroom has an en-suite shower room.

Block paved driveway offering ample parking for at least three cars. Two lawns at the front of the house and an enclosed rear garden with a patio overlooking a lawn. There are two useful garden sheds.

Whether you are looking for a family home or a peaceful retreat, this property with its desirable location is a must-see for anyone seeking a new home in this delightful part of Northumberland. Don't miss the chance to make this house your own and enjoy all that Wooler has to offer. Contact our Wooler office to arrange a viewing.



## Entrance Hall

15'4 x 4'3 (4.67m x 1.30m )

Partially glazed entrance door giving access to the hall, which has a central heating radiator and stairs to the first floor landing. Six power points.

## Cloakroom

7'8 x 3'2 (2.34m x 0.97m)

Fitted with a modern white two-piece suite, which includes a toilet and a wash hand basin with a vanity unit below and a mirror with concealed lighting. Central heating radiator, a cloaks hanging area and a frosted window to the front.

## Lounge

15'8 x 10'6 (4.78m x 3.20m)

A spacious reception room with a picture window to the front and a central heating radiator. Two television points and eight power points.

## Kitchen/Dining Area

15'4 x 19'1 (4.67m x 5.82m)

A spacious kitchen with ample space for a dining table and chairs, the kitchen is fitted with top quality pearl grey shaker wall and floor units with spacious silestone worktop surfaces incorporating a breakfast bar. One and a half bowl stainless steel sink and drainer below the double window to the rear. Built-in cupboard housing the central heating boiler. Integrated dish washing machine, fridge and freezer. AEG oven, five ring gas hob with a cooker hood above. Bi-folding doors giving access to the rear garden, a central heating radiator, recessed ceiling spotlights and eight power points.

## Utility Room

4'2 x 8'4 (1.27m x 2.54m)

Pearl grey shaker base units with a quartz sink and drainer and an integrated automatic washer/dryer. Large walk-in storage cupboard, central heating radiator, a cloaks hanging area and four power points.

## First Floor Landing

14'3 x 5'1 (4.34m x 1.55m)

Access to the loft and a window to the side. Central heating radiator and two power points.

## Bedroom 1

13'8 x 8'8 (4.17m x 2.64m)

A spacious double bedroom with a double window to the front and a built-in double and single wardrobe offering excellent storage. Central heating radiator, a television point and eight power points.

## En-Suite Shower Room

8'8 x 5' (2.64m x 1.52m)

Fitted with a modern white three piece suite with an attractive tiled splashback, the suite comprises of a walk-in shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirrored medicine cabinet above. Recessed ceiling spotlights and a heated towel rail.

## Bedroom 2

11'1 x 8'8 (3.38m x 2.64m)

A double bedroom with a double window to the rear with a central heating radiator below. Television point and six power points.

## Bedroom 3

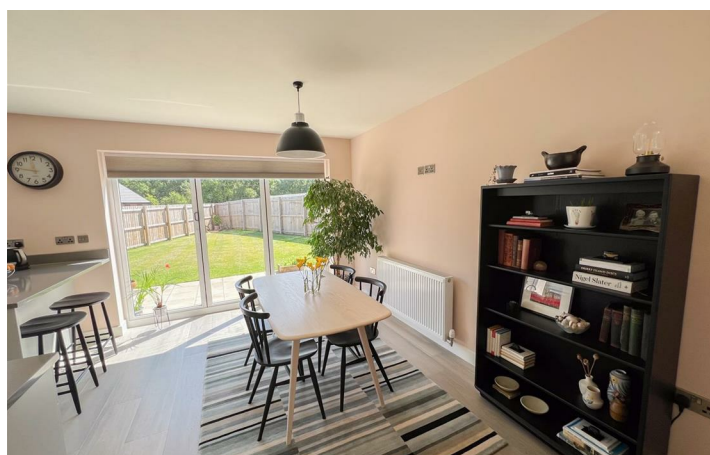
7'9 x 10' (2.36m x 3.05m)

A double bedroom with a double window to the rear with a central heating radiator below. Six power points and a television point.

## Bathroom

6'5 x 5'4 (1.96m x 1.63m)

Fitted with a modern white three-piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a vanity unit and an electric mirror above. Heated towel rail, a frosted double window to the side and an attractive marble effect tiled splashback.



## Bedroom 4

8' x 10' (2.44m x 3.05m)

A good sized bedroom with fitted wardrobes comprising of two double and two single wardrobes, offering hanging and shelved areas. Window to the front, a central heating radiator and six power points.

## Gardens

Block paved driveway at the side of the property with ample off-road parking for at least three cars. There are two lawn areas at the front of the house. Access either side of the house to the enclosed rear garden with a patio overlooking the lawn. There are two useful garden sheds.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure - Freehold.

Council tax band D.

Energy Rating B.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9.00 - 12pm

## 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.

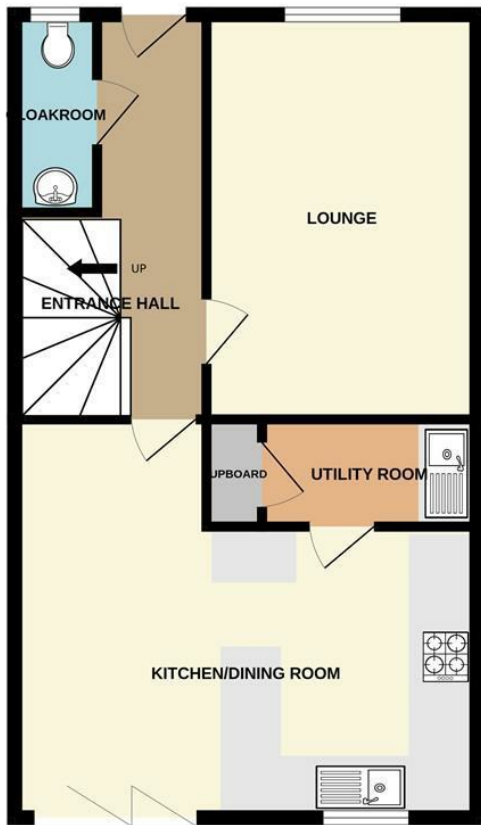
## VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.

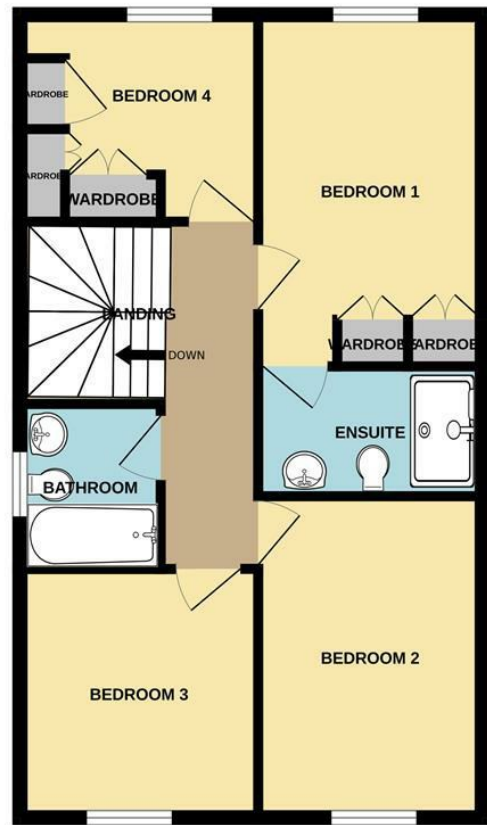




GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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