



Tomar Five Acres

Wooler, Northumberland, NE71 6LZ

Offers Over £430,000

www.aitchisons.co



****CLOSING DATE****

A closing date has now been set for FRIDAY 27th MAY 2022 at 12 noon.

Best and final offers should be made by email or letter to the Wooler office. For further information contact us on 01668 281819 email: wooler@aitchisons.co

We are delighted to offer for sale this superb detached three bedroom bungalow, which is located in an elevated position on the outskirts of Wooler, with stunning open views over the town and surrounding countryside. Tomar forms part of the exclusive Five Acres development, which is within walking distance to the centre of Wooler, and is bounded by farmland. The property is set within approximately one acre of gardens and grounds which ensures privacy for the owners, which is mainly laid to lawns with mature shrubberies. Ample parking for a number of vehicles on the driveway and in front of the double garage.

The bright and well proportioned interior has been designed so that all the reception rooms take full advantage of the stunning open views. The accommodation comprises of a spacious lounge with stone fireplace and double patio doors to the side garden, a sitting room which could be used as another bedroom if required and a large breakfasting kitchen which has recently had a new quality kitchen installed with integrated appliances and a utility room. There is a shower modern shower room and three double bedrooms all situated to the rear of the bungalow, two of which have built-in bedroom furniture and the main bedroom has an en-suite facilities.

Tomar has full double glazing and gas central heating.

Viewing is highly recommended.



Entrance Hall

Partially glazed entrance door with a glass panel to the side giving access to the entrance hall. Built-in cloaks cupboard, two central heating radiators, access to the loft and two power points.

Lounge

19'7" x 15'8" (5.97 x 4.78)

A bright reception room with an attractive stone fireplace with slate hearth, oak mantelpiece and extended display areas to either side of the fireplace for a television. Double patio doors giving access to the side garden and a triple window to the front with superb views over Wooler and surrounding countryside. Three brass picture wall lights. Coving on the ceiling, a central heating radiator, television point and eight power points. Fifteen pane door to the entrance hall.

Sitting Room/Bedroom 4

14'2" x 11'5" (4.32 x 3.48)

This room is currently being used as a sitting room, however, it could be used as another bedroom if required. Double window to the front with superb open views of the surrounding countryside. Central heating radiator, four power points and two double brass wall lights. Fifteen pane doors to the kitchen and hall.

Kitchen / Breakfast Room

17'9" x 15'10" (5.41 x 4.83)

A large kitchen which has recently being fitted with a new lemon coloured quality kitchen, with an excellent range of wall and floor units, with quartz worktop surfaces with an upstand splash back. One and a half bowl stainless steel sink and drainer below the double window to the front. Hotpoint induction hob with a cooker hood above. Built-in eye level oven and microwave and an integrated dish washing machine. The kitchen has a built in bin and corner carousel units. Double patio doors to the side of the bungalow onto a patio area and a central heating radiator. Telephone point and eight power points.

Utility Room

7'0" x 7'11" (2.13 x 2.41)

Fitted with wall storage cupboards and a window to the front and a partially glazed entrance door to the rear. Four power points, a cloaks hanging area, plumbing for automatic washing machine and a Worcester central heating boiler.

Bedroom 1

14'3" x 13'7" (4.34 x 4.14)

A double bedroom with a double window to the rear overlooking the garden. Built-in bedroom furniture around the bed position which includes two double wardrobes, two bedside cabinets and three cupboards above the bed. Central heating radiator and six power points.

En-Suite Bathroom

10'5" x 7'6" (3.18 x 2.29)

With fully tiled walls the bathroom has a three piece bathroom suite which includes a large double bath tub with a shower attachment and glass screen above. Low level toilet with a toilet roll holder, a wash hand basin with mixer tap, cup, soap holder and mirror with lights above. Heated towel rail and a frosted window to the rear.

Bedroom 2

15'11" x 10'2" (4.85 x 3.10)

A double bedroom with built-in bedroom furniture around the bed position, this includes two double wardrobes, two bedside cabinets, open end shelved displays and three cupboards above the bed. Window to the rear with a central heating radiator below. Six power points.

Bedroom 3

11'0" x 11'6" (3.35 x 3.51)

A double bedroom with a window to the rear with a central heating radiator below. Four power points.

Shower Room

10'11" x 7'5" (3.33 x 2.26)

A fully tiled bathroom which is fitted with a quality three piece modern white suite, which includes a double shower



cubicle, a low level toilet with a toilet roll holder, a wash hand basin with cup holder and mirror above. Built-in shelved linen cupboard. Heated towel rail and a frosted window to the rear.

Double Garage

A double garage with an electric up and over door to the front. Window to the rear. Lighting and power connected.

Garden

The property is approached to the front on a concrete driveway and extends to the side of the property into a parking bay for two cars and also to the front of the double garage. There are superb gardens and grounds surrounding the property on all sides which extend to approximately one acre. The fully enclosed garden and grounds are mainly laid down to lawns for ease of maintenance, however, there are well stocked shrubberies and flowerbeds. Patio area to the front of the bungalow to take advantage of the views over the gardens and surrounding countryside.

General Information

All mains services are connected.

Drainage to septic tank.

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure- Freehold.

Council tax band F.

Energy Rating TBC.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday By Appointment only.

FIXTURES & FITTINGS

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

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR
1678 sq.ft. (155.9 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 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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