



## 5 Bowmont Grove

Wooler, NE71 6BX

Offers In The Region Of £360,000

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An excellent opportunity to acquire this beautifully presented three-bedroom detached bungalow, situated on the outskirts of Wooler within a popular and peaceful residential area. This attractive property offers well designed, modern accommodation and would make an ideal home for a retired person, or those seeking comfortable single storey living. The property is entered through a welcoming entrance hall which leads to a spacious living room, providing the perfect space for relaxing or entertaining. A door from the living room leads into a generous kitchen/dining area, fitted with an excellent range of modern grey gloss units with integrated appliances. The dining area has ample space for a table and chairs and has double French doors opening onto the rear garden, creating a bright and sociable space. Door from the kitchen into the useful utility room with access to the integral garage.

The bungalow offers three well proportioned double bedrooms, with the principal bedroom featuring a walk-in wardrobe and a private en-suite shower room. The accommodation is completed by a contemporary family bathroom, fitted with a modern white four-piece suite with an attractive tiled splash back.

The layout has been thoughtfully designed to maximize space and natural light, creating a warm and welcoming atmosphere throughout. The property benefits from full double glazing, gas central heating.

Externally, there is a lawn garden at the front and a generous enclosed lawn garden at the rear, complete with a patio area, two timber garden sheds and a summerhouse, ideal for outdoor relaxation and entertaining. Block paved driveway offers off-road parking for two cars and gives access to the integral garage.

We would recommend early viewing of this property, contact our Wooler office to arrange an appointment.



## Entrance Hall

Partially glazed entrance door giving access to the hall which has two central heating radiators, access to the loft and built-in storage cupboard and two power points.

## Living Room

13'1 x 16' (3.99m x 4.88m)

A spacious reception room with a picture window at the front a central heating radiator, eight power points and a television point.

## Kitchen/Dining Area

10'5 x 20' (3.18m x 6.10m)

A generous sized kitchen with ample space for a table and chairs in the dining area, the kitchen is fitted with top quality grey gloss wall and floor units with under unit lighting and wood effect worktop surfaces which incorporates a breakfast bar. Integrated fridge, freezer and a dish washing machine. Four ring gas hob with a cooker hood above and an eye level oven. Quartz one and a half bowl sink and drainer and a single window at the rear and double French doors giving access to the rear garden. Central heating radiator, a television point and eleven power points.

## Utility Room

5'4 x 10'4 (1.63m x 3.15m)

Fitted with grey gloss storage cupboards and a stainless steel sink and drainer, the utility room has plumbing for an automatic washing machine and a wall mounted central heating boiler. Glazed entrance door to the rear garden, a central heating radiator and four power points. Door into the integral garage.

## Bedroom 1

10'5 x 12'5 (3.18m x 3.78m)

A generous double bedroom with a double window at the rear and a large walk-in wardrobe. Central heating radiator and six power points.

## En-Suite Shower Room

5'5 x 7'5 (1.65m x 2.26m)

Fitted with a quality white three-piece suite which includes a walk-in shower cubicle, a wash hand basin and a toilet. Recessed ceiling spotlights, a heated towel rail and a frosted window at the side.

## Bedroom 2

8'6 x 10'4 (2.59m x 3.15m)

A double bedroom with a double window at the front, a central heating radiator and six power points.

## Bathroom

10'5 x 5'6 (3.18m x 1.68m)

Fitted with a quality white four-piece suite with an attractive tiled splashback, the suite incorporates a bath with a shower, a low-level toilet, a walk-in shower cubicle and a wash hand basin with a mirrored medicine cabinet above. Heated towel rail, recessed ceiling spotlights and a frosted window at the side.

## Bedroom 3

11'4 x 7'5 (3.45m x 2.26m)

A good sized double bedroom with a double window at the side with a central heating radiator below and six power points.

## Integral Garage

16'9 x 10'4 (5.11m x 3.15m)

With an up and over door giving access to the garage, which has storage shelving and lighting and power connected.

## Gardens

A block paved driveway offering off-road parking for two cars. Generous lawned garden at front. Good sized lawn garden at the rear with a patio, a summerhouse (8' x 8') and two timber garden sheds offering additional storage.

## General Information

Full double glazing.

Full gas central heating.



All fitted floor coverings are included in the sale.

All vertical blinds 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 - 12.00

### 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



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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