



## 24 Fenton Grange

Wooler, Northumberland, NE71 6AW

**Offers Over £195,000**

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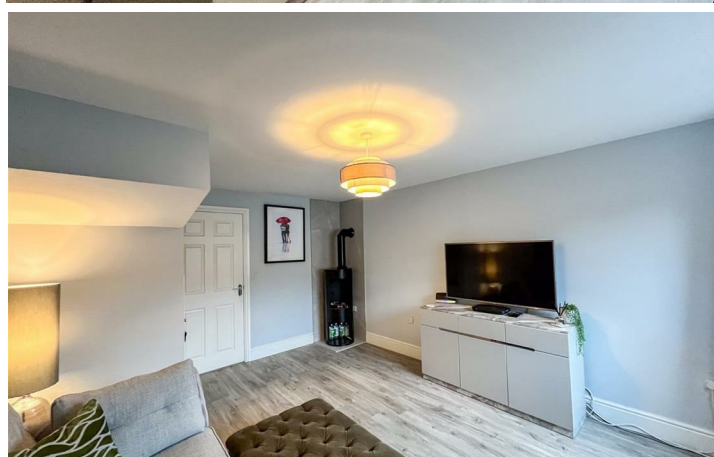


Situated within a quiet and well regarded residential development, 24 Fenton Grange offers an excellent opportunity to acquire a comfortable home in the popular market town of Wooler, the gateway to the Cheviot Hills. The property is well presented throughout and provides bright, practical living accommodation suited to a range of buyers, including first-time purchasers, families, or those seeking a low maintenance home in North Northumberland. The layout is designed for modern living, with well-proportioned rooms and a pleasant flow between living and sleeping spaces.

The beautifully presented interior is entered through a hall which leads to the good sized living room with a bioethanol stove and a traditional column radiator. Well appointed kitchen/breakfast room with an excellent range of cream units with appliances and a built-in breakfast bar, the kitchen has double French doors giving access to the rear garden. Also on the ground floor is a useful cloakroom. On the first floor is a modern bathroom and two generous double bedrooms, the bedroom at the rear has countryside views and is currently being used as an office. On the second floor is a large dual aspect double bedroom with a fitted wardrobe. The house has full double glazing and gas central heating.

Externally the property benefits from an enclosed rear garden which has been landscaped for ease of maintenance, ideal for relaxation or entertaining. Driveway at the front offering 'off road' parking. Fenton Grange is known for its peaceful setting while remaining within easy reach of Wooler's local shops, cafés, schools, and amenities.

Early viewing is recommended, contact the Wooler office to arrange an appointment.



## Entrance Hall

5'4" x 3'8" (1.63 x 1.12)

Partially glazed entrance door leading to the hall, which has a cloaks hanging area and a central heating radiator.

## Living Room

15'8" x 11'9" (4.78 x 3.58)

A spacious reception room with a triple window to the front, with a traditional column radiator below. Bioethanol stove sitting on a tiled hearth, a useful built-in storage cupboard, eight power points, a television point and a telephone point.

## Internal Hall

4'6" x 7'2" (1.37 x 2.18)

Stairs to the first floor level, door to the cloakroom and kitchen.

## Cloakroom

4'7" x 3'5" (1.40 x 1.04)

Fitted with a modern white suite, which includes a toilet and a wash hand basin with a vanity unit below. Heated towel rail.

## Kitchen/Breakfast Room

11'9" x 8'10" (3.58 x 2.69)

Fitted with a range of cream wall and floor kitchen units with black granite effect worktop surfaces incorporating a breakfast bar. Built-in oven, four gas ring hob with a cooker hood above. Stainless steel sink and drainer, plumbing for an automatic washing machine and space for a fridge freezer. Double French doors giving access to the rear garden. Central heating radiator, a cupboard housing the central heating boiler and ten power points.

## First Floor Landing

11'0" x 5'11" (3.35 x 1.80)

Stairs to the second floor level, a central heating radiator and two power points.

## Bedroom 2

12'10" x 11'10" (3.91 x 3.61)

A generous double bedroom with two double windows at the front, a central heating radiator and four power points.

## Bathroom

5'6" x 7'5" (1.68 x 2.26)

Fitted with a modern white three piece suite, which includes a bath with a shower attachment and screen above. A wash hand basin below the frosted window at the side of the house and a toilet. Traditional heated towel rail.

## Bedroom 3

11'10" x 7'8" (3.61 x 2.34)

Currently being used as an office, this good sized bedroom has a triple window to the rear with countryside views. Central heating radiator, a useful built-in wardrobe, four power points and a telephone point.

## Second Floor Landing

3'2" x 3'2" (0.97 x 0.97)

Built-in storage cupboard. Two power points.

## Bedroom 1

19'5" x 8'6" (5.92 x 2.59)

A large double bedroom with a built-in wardrobe. Double Velux window at the front and a single at the rear of the house. Central heating radiator, six power points and a telephone point. Access to the loft.

## Outside

Block paved drive at the front of the house offering 'off road' parking. Enclosed garden at the rear which has been landscaped for ease of maintenance, it has a paved patio and gravelled sitting areas.

## General Information

All fitted floor coverings are included in the sale.

Full gas central heating.

Full double glazing.

All mains services are connected.





Council tax band B.

Energy Rating C

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

### 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.





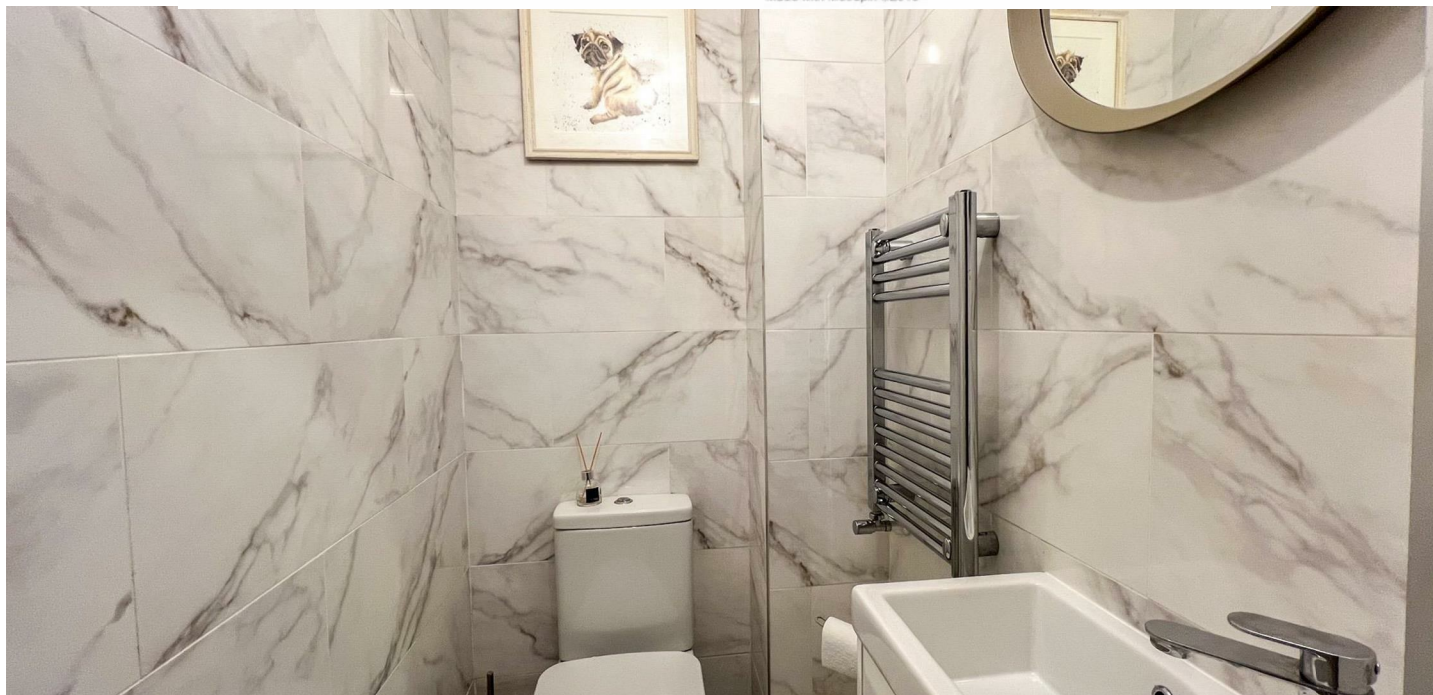






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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