



28 Hedgehope Drive

Wooler, Northumberland, NE71 6BF

Offers Over £289,950

Forming part of this exclusive development on the outskirts of Wooler, this beautifully presented detached four bedroom house would make a superb family home, which has all the facilities that you would expect in a modern home. The property was built in 2023, which offers contemporary living accommodation with the benefits of full double glazing and gas central heating. Ample 'off road' parking for three vehicles on a block paved driveway and a small garden at the front and a large enclosed rear garden with a patio overlooking a lawn with raised flowerbeds.

The immaculate interior comprises a cloakroom, a good sized lounge, a large kitchen/dining area with modern matt grey units with integrated appliances and bi-folding doors giving access to the rear garden, there is also a useful utility room. On the first floor is a modern family bathroom and four generous bedrooms, the main bedroom has an en-suite shower room.

The property has views of the surrounding countryside and is within walking distance to the centre of Wooler and shopping facilities.

Contact our Wooler office to arrange a viewing, which we would recommend.



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 a built-in storage unit for shoes. Stairs to the first floor landing and two 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 with a toilet roll holder, a wash hand basin with a shelf above and a central heating radiator with a towel rail above. 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. Television point and eight power points.

Kitchen/Dining Area

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

A large kitchen with ample space for a dining table and chairs, the kitchen is fitted with a superb range of navy matt coloured wall and floor units with spacious 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. Built-in oven, four ring gas hob with a cooker hood above. Bi-folding doors giving access to the rear garden. Central heating radiator, recessed ceiling spotlights and eight power points.

Utility Room

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

Plumbing for an automatic washing machine and a stainless steel sink and drainer with a cupboard below. A large walk-in storage cupboard, a cloaks hanging area and two 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, a 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. Recessed ceiling spotlights and a heated towel rail.

Bedroom 2

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

Another 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. Four power points.

Bathroom

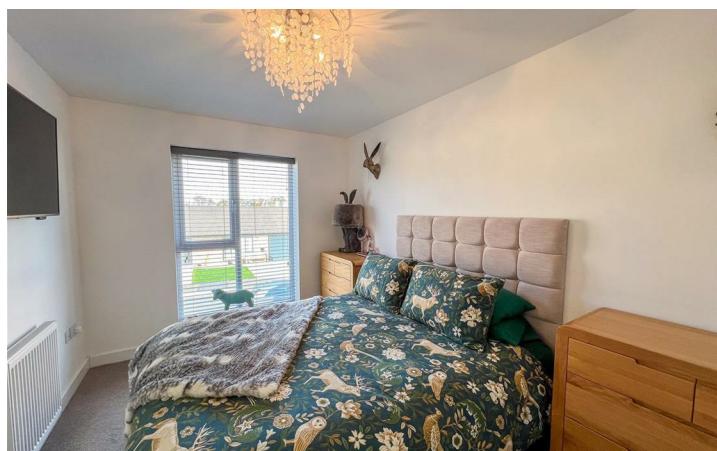
6'5 x 5'4 (1.96m x 1.63m)

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. 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 a window to the front, a central heating radiator and four power points.



Gardens

Block paved driveway at the front and side of the property with ample off-road parking for at least three cars. There is a lawn garden at the front of the house with flowerbed surrounds. Large enclosed rear garden with a patio overlooking the lawn with raised flowerbeds and sitting area at the bottom of the garden. There are two useful garden sheds, one 6' x 4' and the other 14' x 8' which has light and power connected.

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 - by appointment.

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

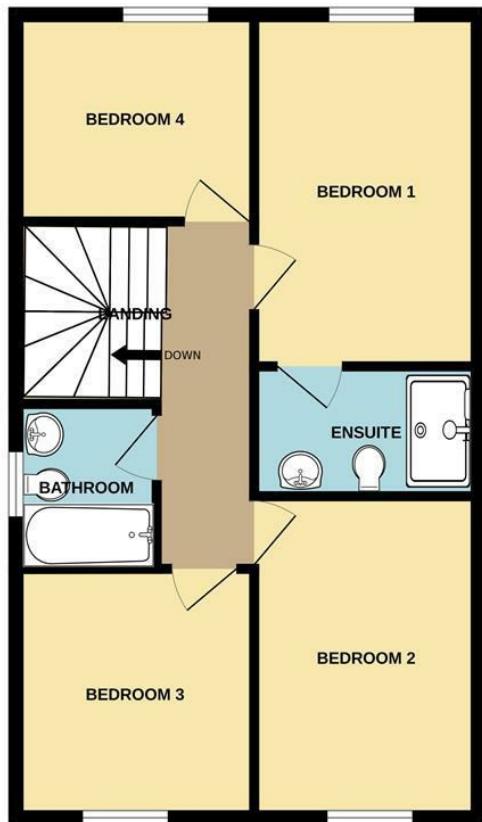
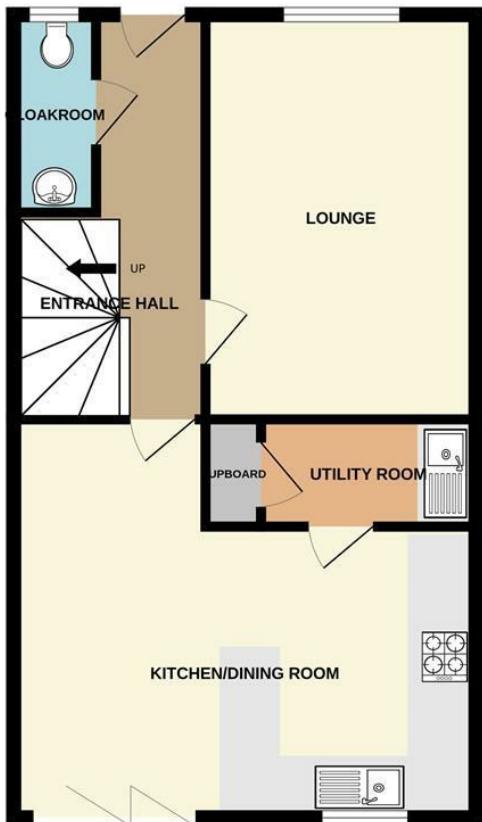
Strictly by appointment with the selling agent and viewing guidelines.





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 floorplans 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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