

- 4 Bed Detached Dormer Bungalow
- 20' Lounge with Bay
- En Suite & Family Bathrooms
- Fabulous Opportunity

- Scope for Updating/Refurbishment
- 18' Family Room with Patio Doors
- Large Gardens

- Deceptively Spacious
- 29' Breakfasting Kitchen
- Wonderful Views

A rare opportunity to purchase a 4 bedroomed detached dormer style bungalow, in need of either updating, refurbishment or redevelopment (subject to the necessary consents). Occupying a superb plot, with wonderful views, the property offers deceptively spacious and well proportioned family accommodation. The Entrance Hall leads to the Reception Hall, with storage cupboard, walk in Store Room and wood flooring, continuing through to the 20' Lounge, with bay to the front and a superb marble fireplace. The focal point of the spacious Family Room is a painted Louis style fire surround and patio doors open to the rear garden. The 29' Breakfasting Kitchen is fitted with wall, base & display units with storage cupboards over and is to the front. Bedroom 2 has a range of built in wardrobes with storage cupboards over and is to the front. Bedroom 3 is to the side. The 18' Bathroom has a low level wc, bidet, pedestal wash basin, inset double bath with central telephone style shower mixer and double shower cubicle with mains shower. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front and has a range of storage units and an En Suite Shower/WC with low level wc, pedestal wash basin and shower cubicle with electric shower. Bedroom 4 has a T Fall ceiling, range of storage cupboards and distant views from Velux roof lights. There is also an attached Garage.

Externally, the Front Garden is lawned, with driveway to the garage and a range of shrubs. The large Rear Garden will be ideal for family use, with a patio, lawn and mature shrubs and plants.

Walbottle is a pleasant village with schools for all ages and other local amenities, along with excellent road and transport links into the city, the Airport, as well as other surrounding towns and villages.

Entrance Hall 7'2 x 4'6 (2.18m x 1.37m)

Reception Hall

Lounge 20'9 x 16'4 (6.32m x 4.98m)

Family Room 18'2 x 12'8 (5.54m x 3.86m)

Breakfasting Kitchen 29'0 x 9'4 (8.84m x 2.84m)

Store Room 6'8 x 6'6 (2.03m x 1.98m)

Bedroom 2 19'4 x 9'2 (5.89m x 2.79m)

Bedroom 3 11'8 x 9'3 (3.56m x 2.82m)

Bathroom/WC 18'6 x 8'9 (5.64m x 2.67m)

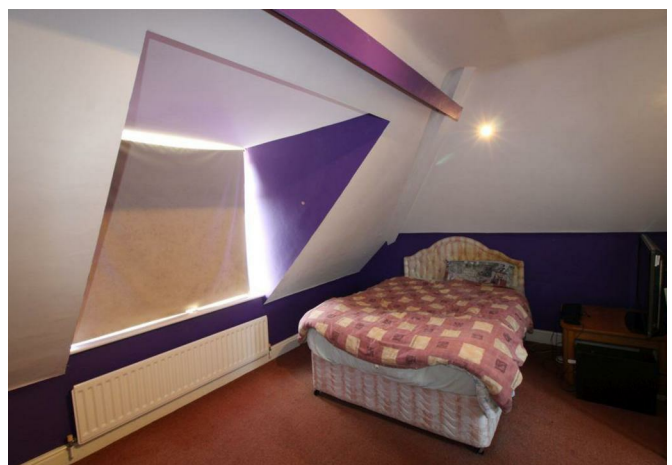
First Floor Landing

Bedroom 1 15'10 x 11'0 (4.83m x 3.35m)

En Suite Shower/WC 8'3 x 5'6 (2.51m x 1.68m)

Bedroom 4 16'10 x 8'8 (5.13m x 2.64m)

Garage





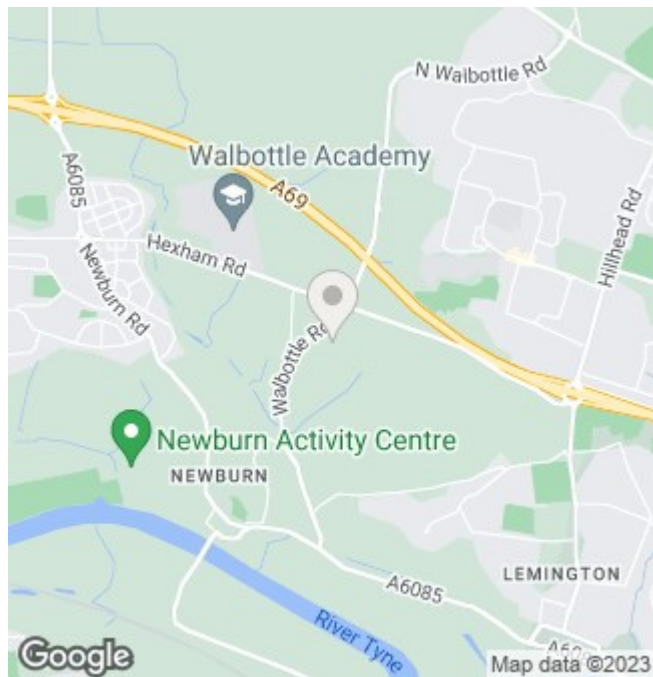
Energy Performance: Current D Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.