



- Well Presented
- Kitchen/Diner
- Bathroom WC
- Council Tax Band D

- Deceptively Spacious
- Lounge
- Laundry Room and Study/Gym

- Views Over Surrounding Countryside
- Two Bedrooms
- Garage & Workshop

A well presented and deceptively spacious, 2 bedroom semi detached house, situated in the village of Stamfordham. This charming property has lovely views over countryside has been recently updated and modernized by the current vendors. The Entrance porch leads into the reception hall with stairs to first floor, walk in cloakroom and door to Lounge with attractive bay window to the front and log burning stove. The spacious Kitchen/Diner is to the rear with double doors to rear. The kitchen is equipped with range of base and wall units with wood worktops, twin sink, electric oven, hob, extractor and integrated fridge. Door to garage with roller access door and door to a through, laundry room with plumbing for washing machine and door to a Study/Gym with doors opening to the rear decking and patio. Stairs with oak handrail lead to the first floor landing with seating area and door to Bedroom 1 with window to front and feature fire surround, Bedroom 2, also a double is to the rear and has dual aspects with views over countryside. The Family Bathroom/WC is fitted with freestanding bath, walk in wet room style shower with glazed screen, WC and wash basin.

Externally to the front there is space and parking for several vehicles, to the rear is a graveled yard area, workshop and deck area overlooking fields.

Stamfordham is a sought after village, with pub, church and Primary School, set around a green. The village is surrounded by beautiful countryside, yet is within excellent commuting distance of Ponteland, Newcastle and Hexham.

Entrance Porch 8'7" x 4'2" (2.636 x 1.271)

Entrance Hall 13'11" x 6'5" (4.242 x 1.964)

Lounge 16'6" x 11'5" (5.049 x 3.489)

Kitchen/Dining Room 20'1" x 8'10" (6.122 x 2.712)

Laundry 8'2" x 7'9" (2.509 x 2.379)

Home Office/Gym 13'2" x 8'8" (4.022 x 2.642)

Garage 18'2" x 9'6" (5.547 x 2.902)

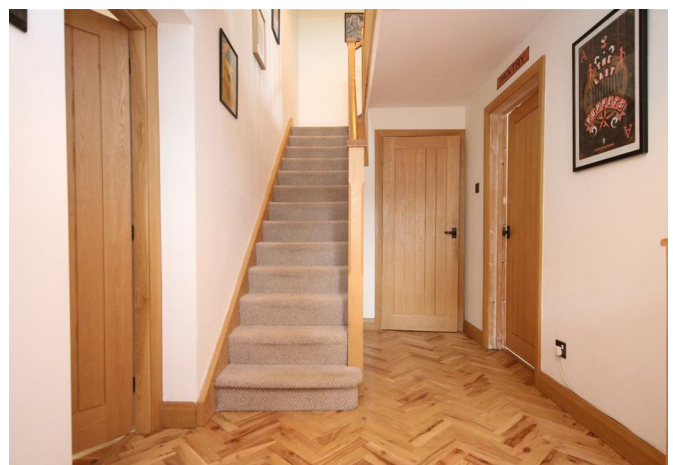
Walk-in Cloaks Cupboard

Bedroom 1 13'7" x 11'5" (4.156 x 3.495)

Bedroom 2 11'7" x 8'10" (3.545 x 2.703)

Bathroom 8'9" x 7'10" (2.690 x 2.395)

Workshop





Energy Performance: Current E Potential C

Council Tax Band: D

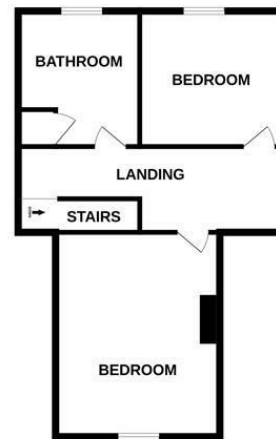
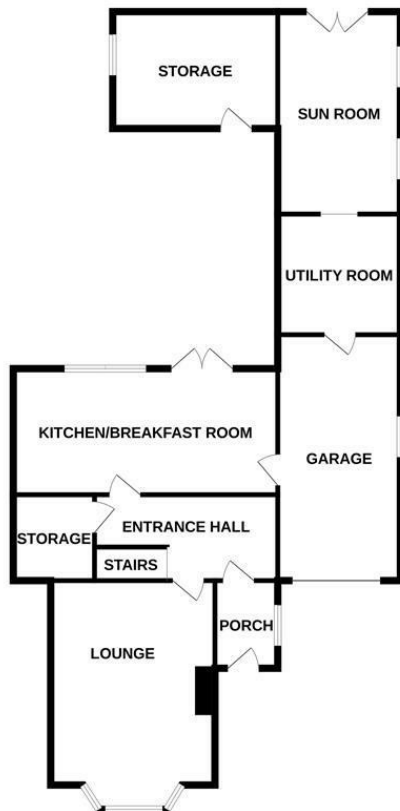
Distance from School:

Distance from Metro:

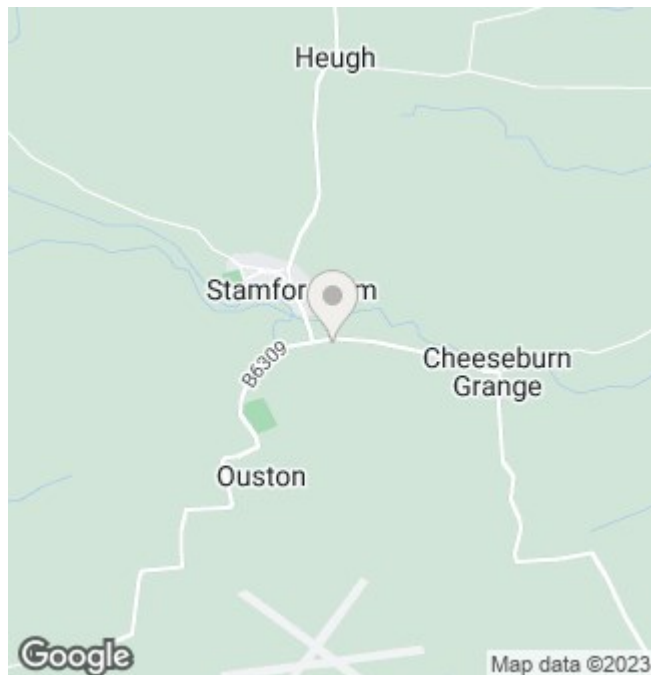
Distance from Village Centre:

GROUND FLOOR

1ST 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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