

- 2 Bed Detached Bungalow
- 21' Kitchen/Diner with Bay
- Beautiful Landscaped Gardens
- Rare Opportunity

- Updated to a High Standard
- Family & En Suite Wetrooms
- Security Alarm

- Impressive 21' Vaulted Lounge
- Double Garage
- Sought After Village

A superbly presented 2 bedroomed detached bungalow, updated, re-configured and appointed to a high standard with oak fittings and pleasantly located within this sought after village. The Entrance Hall has oak flooring, continuing into the Reception Hall, with access to the loft via a retractable ladder and with a door to the rear. The focal point of the stunning 21' Lounge is a wall mounted contemporary electric fire, whilst there is an impressive vaulted ceiling with full height picture windows and French doors. The 21' Breakfasting Kitchen/Diner is well fitted with a range of units with sink unit, granite work surfaces, split level oven, combi microwave, 4 ring gas hob with extractor over, all by Neff, wine cooler and integral fridge/freezer with matching doors. The Dining Area would also make an excellent 'snug' with fitted display unit and window seat to the bay to the rear. Bedroom 1 is a generous double with picture window to the front, walk-in wardrobe and En Suite Wetroom/WC, fitted with a low level wc, wall mounted wash basin with inset mirror over, open shower with rainhead shower unit and fully tiled walls and floor. Bedroom 2 is to the front and has wardrobe and cupboard housing the combi boiler. The family Wetroom/WC has a low level wc, vanity unit with wash basin and wall to wall mirror over, open shower with rainhead shower unit, fully tiled walls and floor and a shelved storage cupboard. The Double Garage has twin electric roller shutter doors.

Externally, the gardens have been landscaped with paved and gravelled paths and patio areas, box hedging and a collection of plants and shrubs. A double width driveway leads to the garage.

Heddon-on-the-Wall is a pleasant village within the Tyne Valley. There is a good Primary School along with local shop and pubs. Heddon is convenient for the A69, making it ideal for commuting into Newcastle and for access to the airport, as well as other surrounding towns and villages.

Entrance Hall

Reception Hall

Lounge 21'4 x 15'2 (max) (6.50m x 4.62m (max))

Breakfasting Kitchen/Diner 21'6 x 11'0 (into bay) (6.55m x 3.35m (into bay))

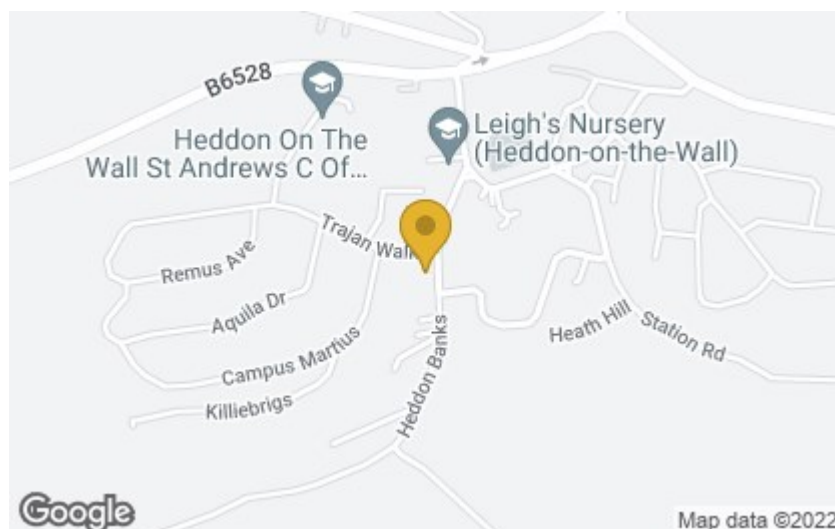
Bedroom 1 14'6 x 17'0 (max into 'robes) (4.42m x 5.18m (max into 'robes))

En Suite Wetroom/WC 5'11 x 5'9 (1.80m x 1.75m)

Bedroom 2 10'2 x 7'9 (3.10m x 2.36m)

Family Wetroom/WC 10'8 x 7'6 (3.25m x 2.29m)

Double Garage 20'6 x 18'8 (6.25m x 5.69m)



Energy Performance: Current D Potential C
Council Tax Band: E
Distance from Heddon Primary School: 0.2 miles
Distance from Ponteland (School): 5.6 miles
Distance from Newcastle Central Railway Station: 9.5 miles
Distance from Newcastle International Airport: 6.4 miles
Northumberland County Council: 0345 6006400

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.