



- 3 Bed Detached Bungalow
- Lounge with Fireplace
- Family Bathroom & En Suite Shower
- Ideal for a Couple/Small Family

- Pleasant Cul-de-Sac
- Separate Dining Room
- Generous 21' Garage

- Sought After Village Location
- Fitted Kitchen
- Well Tended Manageable Gardens

A deceptively spacious 3 bedroomed stone fronted detached bungalow, pleasantly situated within this sought after development in the village of Otterburn. With oil fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with double cloaks cupboard and access to the part boarded loft via a retractable ladder. The focal point of the Lounge is a coal effect electric fire set within an attractive Adam style surround. There is a separate Dining Room, with wall lights. The Kitchen is fitted with a range of wall and base units with inset sink unit, split level oven, 4 ring ceramic hob with extractor over and integral fridge/freezer with matching doors. The Utility Room is also fitted with wall and base units, sink unit and plumbing for a washer. Bedroom 1 is to the rear and has an En Suite Shower/WC with low level wc, pedestal wash basin, shower cubicle with electric shower, fully tiled walls and built in storage cupboard. Bedroom 2 has built in wardrobes and is to the rear, with Bedroom 3 also to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with screen and electric shower over.



Externally, the Front Garden is lawned with a collection of plants, shrubs and flowers to the borders and there is a driveway to the garage. The manageable West facing Rear Garden has a lawn, patio and rockery with a good range of plants, and a shed.

This property is situated within a cul-de-sac close to a green. Otterburn is surrounded by beautiful countryside close to Northumberland National Park. There is a good primary school, pub, restaurants and village shop. The village straddles the A696 with good access South to Newcastle International Airport, Ponteland, Newcastle itself and Hexham and North to Jedburgh and the Borders.

Entrance Hall 4'7 x 4' (1.40m x 1.22m)

Reception Hall

Lounge 17'6 x 13'7 (5.33m x 4.14m)

Dining Room 11'8 x 8'10 (3.56m x 2.69m)

Kitchen 12'6 x 9'10 (3.81m x 3.00m)

Utility Room 7'10 x 5'8 (2.39m x 1.73m)

Bedroom 1 13'10 x 10 (+dr recess) (4.22m x 3.05m (+dr recess))

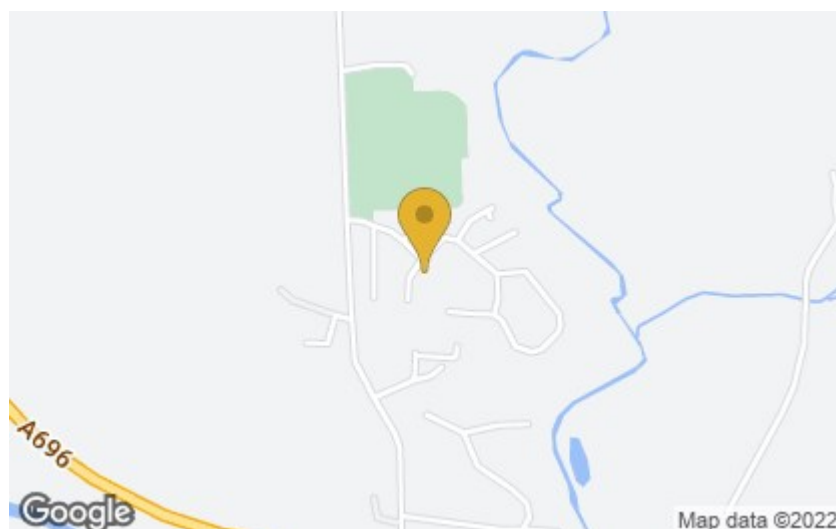
En Suite Shower/WC 10'4 x 4'10 (3.15m x 1.47m)

Bedroom 2 12'6 x 9'11 (3.81m x 3.02m)

Bedroom 3 11' x 7'2 (3.35m x 2.18m)

Bathroom/WC 10'3 x 5'8 (3.12m x 1.73m)

Garage 21'10 x 12'8 (6.65m x 3.86m)



Energy Performance: Current D Potential A

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.