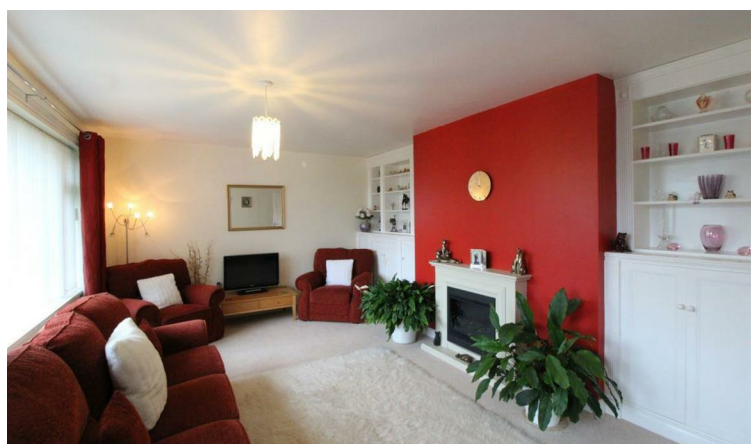
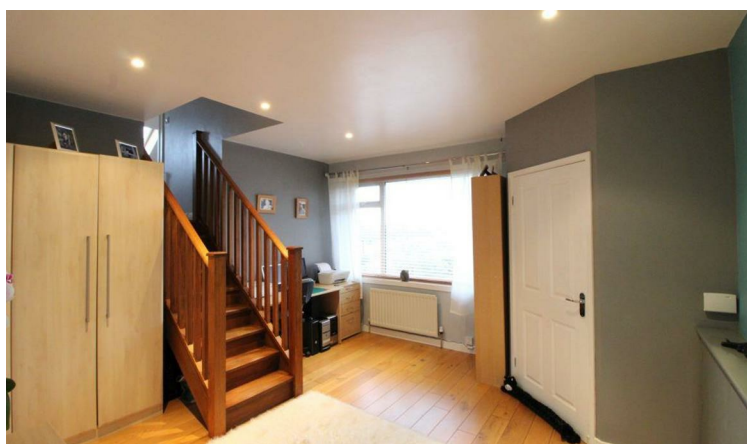




- 3 Bed Semi Detached Bungalow
- 20' Lounge with Fireplace
- Master Bed with En Suite
- Double Garage & Ample Parking

- Extended, Flexible, Family Accommodation
- Dining Room with Stairs to Loft
- Family Shower/WC

- Spacious Reception Hall
- Stunning 26' Kitchen/Family Room with Aga
- Well Tended Gardens

This 3 bedroomed semi detached bungalow has been extended to provide exceptional, versatile accommodation, ideal for a couple or family. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to a spacious Reception Hall, ideal as a study area. The 20' Lounge has a feature electric fire within an attractive surround, with fitted storage cabinets with book/display shelving over to each side. The Dining Room has a staircase leading to the loft room, with the potential for conversion, subject to planning and building regulation approvals. The 26' Kitchen/Family Room is a stunning space, with picture windows, French doors and glass roof affording considerable natural light. The kitchen area is fitted with a range of units, island, sink unit and 4 oven Aga available by separate negotiation. The Utility Room has wall and base units with a sink unit and plumbing for a washer and there is a WC with wash basin. Stairs lead up from the hall to the upper level and Bedroom 1 with a range of built in wardrobes and French doors opening to a Juliette balcony with distant views. There is also an En Suite Shower/WC with low level wc, pedestal wash basin and shower cubicle with mains shower. The hall also leads to the Night Hall, with cloaks and storage cupboards. Bedroom 2 is currently fitted as a 2nd kitchen and has French doors to the rear garden. Bedroom 3 is to the front and has fitted wardrobes. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath and shower quadrant with mains shower. The 21' Double Garage is attached with twin roller shutter doors.

Externally, the Front Garden has a range of mature plants and shrubs, a double width block paved driveway to the garage, with additional driveway to the side, ideal for caravan or boat storage. The Rear Garden has a terraced area with pond, lawn and colourful plants and shrubs.

Heddon-on-the-Wall is a charming Tyne Valley village, ideal for commuting to Newcastle.

Entrance Hall 4'8 x 3'8 (1.42m x 1.12m)

Reception Hall 14'2 x 13'9 (4.32m x 4.19m)

Lounge 20'2 x 13'11 (6.15m x 4.24m)

Dining Room 12'9 x 17'9 (into recess) (3.89m x 5.41m (into recess))

WC 5'2 x 5'2 (1.57m x 1.57m)

Kitchen/Family Room 26'10 x 22'6 (8.18m x 6.86m)

Inner Hall 5'2 x 4'8 (1.57m x 1.42m)

Utility Room 7'1 x 6'8 (2.16m x 2.03m)

Night Hall 19'9 x 3'10 (6.02m x 1.17m)

Bedroom 2/2nd Kitchen 13'4 x 11'2 (4.06m x 3.40m)

Bedroom 3 13'11 x 10'8 (4.24m x 3.25m)

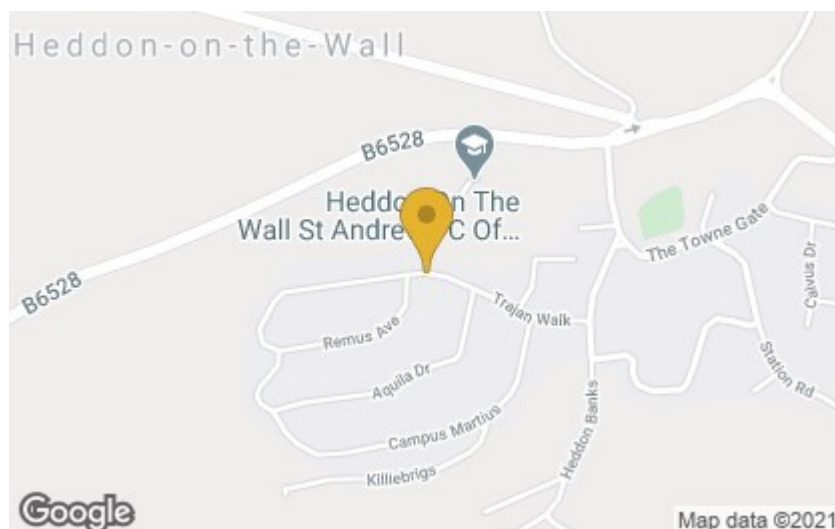
Bathroom/WC 8'9 x 7'6 (2.67m x 2.29m)

Upper Landing

Bedroom 1 15'9 x 16'8 (max) (4.80m x 5.08m (max))

En Suite Shower/WC 10'2 x 4'10 (3.10m x 1.47m)

Double Garage 21' x 17'4 (6.40m x 5.28m)



Energy Performance: Current C Potential C
Council Tax Band: DD

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.