

# GILMORE ESTATES

Property Sales & Lettings



£295,000

, Paddock Wood, , Prudhoe, , NE42 5BJ

## 2 Paddock Wood, Prudhoe, NE42 5BJ

This delightful detached extended bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, one of which boasts an ensuite, this property is ideal for families or those seeking a peaceful retreat.

The spacious layout of the bungalow ensures that each room is filled with natural light, creating a warm and inviting atmosphere throughout. The integral garage provides ample storage space and easy access, while the double driveway offers additional parking for guests or family members.

One of the standout features of this property is the south-facing garden, which is perfect for enjoying sunny afternoons and al fresco dining. The outdoor space is a wonderful extension of the home, providing a serene environment for relaxation and entertaining.

### Entrance Porch

5'7" x 8'7" (1.72 x 2.64)

Upvc door to porch, laminate wood flooring, glazed door to hallway.

### Entrance Hallway

43'2" x 5'8" (13.16 x 1.73)

Laminate wood floor, double glazed picture window to side aspect, door to garage, two central heating radiators.

### Lounge

26'0" x 13'1" (7.93 x 4.01)

Upvc French doors to rear aspect, Upvc window to rear aspect, two central heating radiators, exposed stone wall and stone fire surround and wall lights.

### Dining Room

13'4" x 10'9" (4.08 x 3.29)

Upvc window to front aspect central heating radiator, stone fire surround and serving hatch to kitchen.

### Breakfasting Kitchen

14'4" x 10'9" (4.37 x 3.28)

Upvc window and door to side aspect, base units with laminate work surfaces, gas cooker point, tiled splashbacks, central heating radiator, wall mounted boiler and laminate wood flooring.

### Bedroom One

12'4" x 10'9" (3.76 x 3.28)

Upvc window to side aspect, laminate wood flooring and door to ensuite.

### Ensuite

8'5" x 4'7" (2.58 x 1.42)

Shower cubicle, WC, pedestal wash hand basin, fully tiled walls and floor, linen cupboard and Upvc window to side aspect.

### Bedroom Two

11'3" x 10'9" (3.45 x 3.28)

Upvc window to side aspect, central heating radiator and laminate wood flooring.

### Bedroom Three

11'1" x 9'9" (3.39 x 2.99)

Upvc window to rear aspect, laminate wood flooring and central heating radiator.

### Bathroom

10'9" x 5'11" (3.28 x 1.81)

Bath with mixer shower attached, WC, pedestal wash hand basin, fully tiled wall, central heating radiator and Upvc window to side aspect.

### Garage

8'7" x 17'7" (2.64 x 5.38)

Electric roller door, light and electric.

### Front Garden

Double driveway and lawned garden. lawned garden to side with path access to rear garden.

### Rear Garden

South facing rear garden with paved patio, lawns, beds, greenhouse

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

72 Front Street, Prudhoe, NE42 5HJ

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