

# GILMORE ESTATES

Property Sales & Lettings



£325,000

, Otter Burn Way, , Prudhoe, , NE42 6RD

# 27 Otter Burn Way, Prudhoe, NE42 6RD

Situated in the cul-de-sac of Otter Burn Way, Prudhoe, this splendid four-bedroom detached house offers a perfect blend of comfort and modern living. With three generously sized reception rooms, this property is ideal for families seeking ample space for both relaxation and entertainment.

The well-appointed kitchen and dining rooms provide a welcoming atmosphere, perfect for family gatherings or hosting friends. The house boasts two bathrooms, ensuring convenience for all residents. A cloakroom with a W.C. adds to the practicality of the home, making it suitable for busy family life.

The property is set within beautifully maintained gardens that offer stunning views of the Tyne Valley, creating a serene outdoor space for children to play or for adults to unwind. The single garage provides additional storage or parking, enhancing the overall functionality of the home.

## ENTRANCE PORCH

6'8" x 3'0" (2.05 x 0.92)

UPVC double glazed entrance door, laminate flooring.

## ENTRANCE HALL

6'6" x 9'9" (2.00 x 2.98)

Stairs to first floor, central heating radiator, under stairs cupboard, laminate wood flooring.

## CLOAKS/W.C

3'2" x 5'10" (0.99 x 1.78)

W.c, wash hand basin, chrome towel rail, tiled splashback, tiled floor, UPVC double glazed window to front.

## LOUNGE

10'8" x 16'1" (3.27 x 4.92)

UPVC double glazed bay window to front, gas fire with decorative surround, central heating radiator, laminated wood flooring, UPVC french doors to :-

## DINING ROOM

9'10" x 9'11" (3.02 x 3.04)

Laminate wood flooring, central heating radiator, french doors to sunroom.

## SUN ROOM

10'5" x 8'3" (3.20 x 2.54)

UPVC double glazed french doors and windows, timber flooring.

## BREAKFASTING KITCHEN

9'9" x 16'9" (2.99 x 5.11)

Wall and base units with laminated worktop surfaces, integrated oven, gas hob and dishwasher, plumbed for automatic washer, breakfast bar, extractor, 1.5 stainless steel sink and drainer with mixer tap, tiled splashbacks, tiled floor,

## FIRST FLOOR LANDING

10'3" x 7'5" (3.14 x 2.28)

## BEDROOM ONE

8'0" x 15'3" (2.46 x 4.66)

UPVC double glazed windows to front and side, fitted wardrobes, central heating radiator.

## BEDROOM TWO

11'8" x 9'8" (3.58 x 2.97)

UPVC double glazed window to front, fitted wardrobes, central heating radiator.

## BEDROOM THREE

11'5" x 11'1" (3.49 x 3.40)

UPVC double glazed window to rear with views, fitted wardrobes, central heating radiator, loft access.

## BEDROOM FOUR

7'6" x 9'5" (2.29 x 2.88)

UPVC double glazed window, central heating radiator, large storage cupboard.

## SHOWER ROOM

5'5" x 6'11" (1.66 x 2.11)

UPVC double glazed window to rear, shower cubicle, w.c and wash hand basin set in vanity unit, tiled walls and floor, inset spotlights, chrome towel rail.

## BATHROOM

4'9" x 7'10" (1.45 x 2.41)

Corner bath with mixer shower attachment, w.c and wash hand basin set in vanity unit, tiled walls, central heating radiator, inset spotlights, loft access, UPVC double glazed window to rear.

## GARAGE

8'2" x 18'2" (2.49 x 5.54)

UP and over garage door electric and lighting.

## EXTERNALLY

To the front there is a well maintained lawned garden, driveway leading to the garage.

To the rear is an enclosed rear garden with lawn, patio area, mature plants and shrubs, stunning views.

## 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

Tel: 01661 831224 Email: [info@gilmoreestates.com](mailto:info@gilmoreestates.com) <https://www.gilmoreestates.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-69kWh/m <sup>2</sup> C		
69-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-38kWh/m <sup>2</sup> F		
38-29kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-69kWh/m <sup>2</sup> C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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