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## 3 bed detached house to buy in

Woodhorn Farm, Newbiggin-by-the-Sea,  
Northumberland, NE64 6AH

# £235,000






 x 3  x 3  x 3

Tenure

**Freehold**

Garage parking

## Property features

-  Stunning Detached House
-  Coastal Location
-  Three Bedrooms
-  Fully Refurbished - High Standard
-  EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*STUNNING MODERN DETACHED HOUSE - COASTAL LOCATION - THREE BEDROOMS, MASTER -ENSUITE & DRESSING ROOM - EXTENDED TO REAR - THREE RECEPTIONS - FULLY REFUBISHED - HIGH STANDARD - INTEGRATED KITCHEN - UTILITY - CLOAKS - GARAGE - DRIVEWAY - SOUTH FACING GARDEN - MUST BE VIEWED!\*\*\*

Pattinson Estate Agents proudly present this stunning modern detached house situated on Woodhorn Farm in the coastal town Newbiggin-By-The-Sea. A highly desirable location which is situated within easy reach of the sea front and promenade and local school, shops and amenities. Newbiggin By The Sea is a charming seaside town with regular organised events from bands on the Piazza, art exhibitions at the Maritime Centre to the annual kite festival as well as paddle boarding, sea swimming groups and bird watching.

This beautiful home has been completely renovated by the current owners to a very high standard. An extension at the rear has created a fantastic sun room overlooking the rear garden.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, dining room, sun room, kitchen, utility and cloakroom. To the first floor master bedroom with dressing room and en-suite shower room, two further bedrooms and family bathroom. Externally to the rear a beautiful enclosed south facing garden with new fencing, lawn, shed and side gate for access. To the front low maintenance paved and gravelled frontage with driveway leading to the single integral garage with electric roller door.

To arrange your viewing please contact our Ashington Team

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £235,000

Property Type: Detached House

Parking: Garage, Driveway

Year built: 2002

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Hallway

Via main access composite door to the front. Stairs to the first floor with brushed steel handrail, 10mm grey wood effect click & loc laminate flooring, radiator.  
Access door into the garage.



## Entrance Hallway Additional



## Lounge

*3.90m x 3.09m (12'9" x 10'1")*

Bay window to the front with fitted vertical blinds, wall mounted TV point with remote control flame effect electric fire beneath, understair storage cupboard, 10mm grey wood effect click & loc laminate flooring, radiator.  
Tempered glass sliding doors opening into the dining room.



## Lounge Additional



## Dining Room

*2.66m x 2.67m (8'8" x 8'9")*

French doors opening into the sun room, 10mm grey wood effect click & loc laminate flooring, white vertical radiator.



## Dining Room Additional



## Sun Room

3.67m x 2.36m (12'0" x 7'8")

Upvc construction with brick dwarf wall and solid roof which regulates the temperature to stay cool in the summer and warm in the winter. French doors opening into the rear garden, 10mm grey wood effect click & loc laminate flooring, white vertical radiator, spotlights to the ceiling.



## Sun Room Additional



## Kitchen

2.50m x 2.41m (8'2" x 7'10")

Window to the rear with fitted vertical blinds. A contemporary fitted kitchen with a range of high gloss wall, floor and drawer units with black handles, black square edge worktops and modern patterned glass splashbacks, integrated electric oven and hob with black and curved glass extractor over, resin deep fill sink and drainer with mixer tap, integrated dishwasher, hardwearing vinyl tiled flooring.



## Kitchen Additional



## Utility

1.54m x 1.42m (5'0" x 4'7")

Secure access door opening into the rear garden. Fitted wall and floor units matching the kitchen with black square edge worktop, compact sink and drainer with mixer tap and pvc panelled splashbacks, plumbing for washing machine, wall mounted Worcester gas combi boiler, hardwearing vinyl tiled flooring, radiator.



## Cloakroom

1.56m x 0.82m (5'1" x 2'8")

Wash hand basin with mixer tap set in a white vanity unit, push flush w.c, extractor fan, radiator, hardwearing vinyl tiled flooring.



## Stairs To First Floor



## First Floor Landing

Loft access hatch to the ceiling.



## Master Bedroom

3.51m x 3.13m (11'6" x 10'3")

Two windows to the front with fitted vertical blinds, open archway into the dressing room, radiator.



## Master Bedroom Additional



## Dressing Room

Window to the front with fitted vertical blinds, full length fitted double sliding mirrored door wardrobe.



## En-Suite

1.73m x 1.91m (5'8" x 6'3")

Frosted window to the front with fitted vertical blinds. A walk in corner shower cubicle with chrome dual head rainfall shower, white tray and glass screen doors, wash hand basin with mixer tap set in a white vanity unit, push flush w.c., wall mounted mirrored vanity unit, part tiled walls, vinyl flooring, wall mounted towel rail, radiator.



## Bedroom Two

4.56m x 2.72m (14'11" x 8'11")

Window to the rear with fitted vertical blinds, fitted grey high gloss triple wardrobes, radiator.



## Bedroom Two Additional



## Bedroom Three

2.91m x 2.02m (9'6" x 6'7")

Window to the rear with fitted vertical blinds, radiator.



## Bathroom

2.01m x 1.68m (6'7" x 5'6")

Frosted window to the rear with fitted vertical blinds. Fitted with a modern three piece white suite comprising panelled bath with chrome mixer shower tap, wash hand basin with mixer tap set in a white vanity unit and push flush w.c. Pvc panelled splashbacks, wall mounted mirrored vanity unit, eyecatching koi cushioned vinyl flooring, radiator.



## Bathroom Additional



## Garage

5.12m x 2.72m (16'9" x 8'11")

Electric roller access door to the front. Internal access door into the entrance hallway, light and ample power points.



## Rear Garden



## Rear Garden Additional



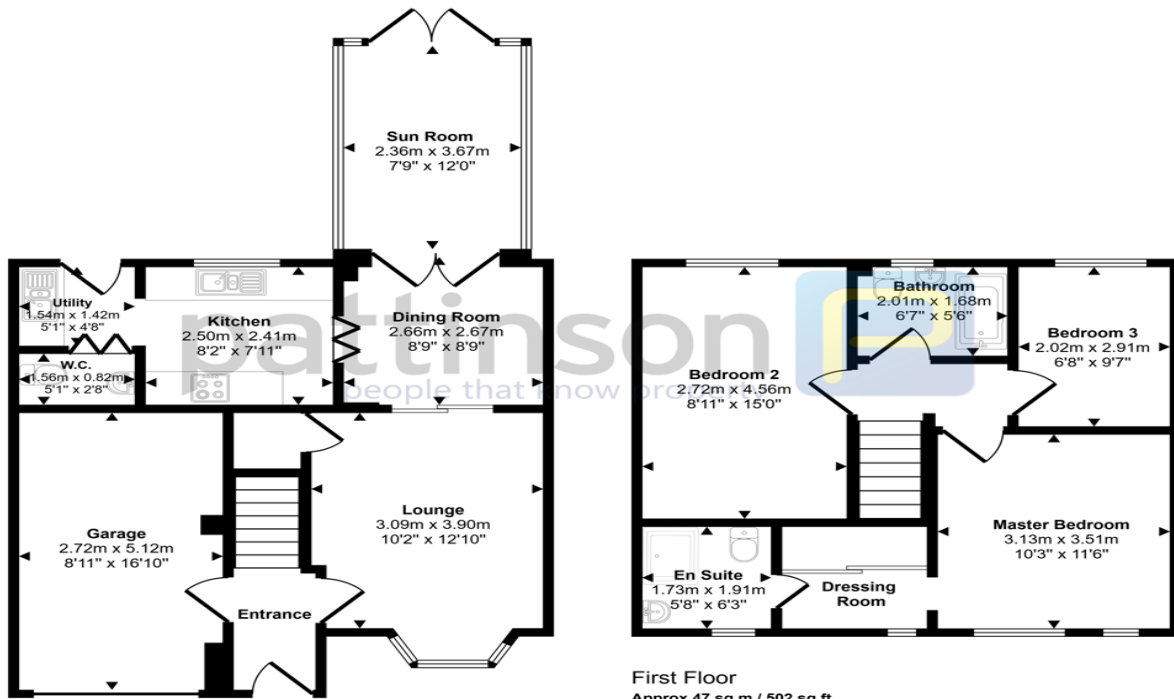
## Rear Elevation



## Front Elevation



Approx Gross Internal Area  
107 sq m / 1152 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Woodhorn Farm, Newbiggin-by-the-Sea, Northumberland, NE64 6AH

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