



THE BUNGALOW, DENE BURN ASHINGTON

As the property includes an Annex, we recommend any interested party, conducts their own inquiry regarding obtaining a mortgage prior to offering.

Unique detached bungalow in unrivalled secluded location accessed via a long private driveway. Immediately adjoining open fields with spectacular outlook. Currently arranged as main residence & self-contained attached annex. Anyone with an entrepreneurial flair may see the many opportunities it leads itself too. The obvious one being to live in one property and rent the other part out as a holiday let or long term rental. Conversely it could be re configured to create a very large 3 to 4 bedroom bungalow. The floor plan at present comprises: Main dwelling, entrance lobby, superb 24' x 14' open plan lounge/kitchen with feature cast iron stove, vaulted ceiling & range of cabinets to kitchen area, a huge lavish bathroom/WC with white four piece suite, two bedrooms. The annex comprises: 21' x 16' open plan lounge/kitchen, shower room/WC & attic room. Externally there is a small garage, suitable for motorbikes etc. Ample parking for numerous cars & gardens.

To arrange your viewing, please contact the Ashington branch on 01670 850850

OIRO £ 275,000

ROOK
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THE BUNGALOW, DENE BURN

ASHINGTON

ACCOMMODATION COMPRISES

MAIN RESIDENCE ENTRANCE LOBBY

Composite double glazed entrance door, part vaulted ceiling, tiled flooring

OPEN PLAN LIVING ROOM/KITCHEN 24'0 (7.32) x 13'9 (4.19)

Triple high level double glazed window, feature wood burning stove, statement tiled wall with complementing floor tiling, underfloor heating, recessed spotlights, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, built in oven & microwave, electric hob with extractor fan above, workbench lighting, breakfast bar, wonderful view, two twin set double glazed doors leading to garden

BEDROOM ONE 14'7 (4.45) X 12'10 (3.91) reducing to 7'10 (2.39)

Double glazed to front, part vaulted ceiling with recessed spotlights

BEDROOM TWO 10'4 (3.15) X 9'6 (2.90)

Double glazed window to side, part vaulted ceiling with spotlights

BATHROOM/WC

4-piece white deep panelled bath, wash hand basin set in vanity unit, double shower cubicle with mains operated, low level w/c, double glazed window to side, part tiling to walls, tiled flooring, wall mounted towel rail, walk in cupboard with plumbing for washing machine

ANNEX

OPEN PLAN LIVING ROOM/KITCHEN 21'7 (6.58) x 15'8 (4.78) incorporating staircase to loft room at max point

Feature wood burning stove, appealing different finishes to walls, column style radiator, range of wall, floor and drawer units with co-ordinating solid wood work surfaces, stainless steel sink unit with tap, built in oven and microwave, electric hob, plumbed for washing machine, tiling to flooring, two twin set double glazed doors leading to garden

FIRST FLOOR ATTIC ROOM

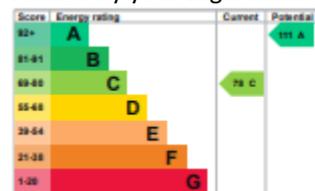
Accessed via fixed staircase, eves storage cupboard, feature wall tiling, vaulted ceiling with recessed spotlights

SHOWER ROOM/WC

2-piece white suite comprising: shower cubicle, low level W/C, part tiling to walls. **Please note there is no wash hand basin**

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



Council Tax Band: C

EPC Rating: C

AS00009548/AF/DS/xxxx2023/V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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