



Dunmoor Road Belford

- Detached dormer bungalow
 - Three bedrooms
 - Master bedroom with en-suite
- Integral single garage and driveway
 - Front and rear gardens

Price : £ 349,000

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk

Plot 62, The Lindisfarne

Dunmoor Road, Belford, Northumberland NE70 7PT

Built by local builder Clark Homes, the release of the final five plots to be completed on the last phase on this popular coastal Northumberland site in Belford consists of beautiful three and four bedroom properties. This popular development located within the old coaching village offers spacious and contemporary homes, with all the features and requirements for modern day living, and a south westerly rear aspect. The 'Lindisfarne' is a superb three bedroom detached dormer bungalow offering high quality fixtures and fittings, and a versatile layout that would suit a buyer who is looking for the option of having a bedroom with ensuite on the ground floor, as well as two bedrooms and a bathroom upstairs. The property also includes a garage, drive, and dining kitchen. Heating is via a gas boiler with radiators. With a previously consistent high demand for plots on this beautiful development, we encourage interested buyers to contact us without delay and secure a reservation.

ENTRANCE HALL

Entrance door, stairs to first floor and radiator.

DOWNSTAIRS WC

Wash hand basin, low level WC and radiator.

SITTING ROOM -15' 11" (4.85m) x 12' 5" (3.78m) MAX INTO BAY

uPVC double glazed window to front, radiator and TV point.

DINING KITCHEN – 17' 7" (5.36m) MAX x 9' 11" (3.02m) MAX (L-SHAPED)

Fitted with wall, base and drawer units with work surfaces incorporating a one and a half bowl sink unit with mixer tap, fitted gas hob with electric oven under, integral fridge freezer and washing machine, radiator, uPVC double glazed French doors to rear, uPVC double glazed window to rear and door to garage.

BEDROOM ONE – 10' 7" (3.22m) MAX x 10' 5" (3.18m) MAX PLUS 6' 2" (1.88m) MAX x 5' 1" (1.55m) MAX

uPVC double glazed window to rear and radiator.

EN-SUITE SHOWER ROOM

uPVC double glazed window to side, shower cubicle with fitted shower, pedestal wash hand basin, low level WC, radiator and fan.

LANDING

Walk-in cupboard with hot water tank and radiator.

BEDROOM TWO – 23' 0" (7.01m) MAX x 8' 0" (2.44m) MAX

uPVC double glazed window to front, skylight to rear and radiator.

BEDROOM THREE – 23' 0 (7.01m) MAX x 11' 4" (3.45m) MAX

uPVC double glazed window to front, skylight to rear and radiator.

BATHROOM

Skylight to rear, panelled bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low level WC and radiator.

OUTSIDE

To the front of the property there is a driveway leading to the single integral garage (with central heating boiler). Gardens extend to the front and to the rear.

AGENTS NOTE

Please note that the photograph used is for illustration purposes only and is not of the actual plot that is available. The design may be subject to alteration and change by the builder, and therefore may differ from the illustration. The property's floorplan has been provided by the builder and may be subject to change and alteration, and therefore may differ from the illustration. We refer you to the builder for confirmation of the layout and design before proceeding.

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 Advisor.

PREDICTED EPC RATING – B

COUNCIL TAX BAND – Not available

AL008296/DM/RJ/31.01.2023/V.2

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

