



Ardennes

West Thirston



SANDERSON
YOUNG





Ardennes
West Thirston, Morpeth,
Northumberland, NE65 9EG

A larger style five bedroom, semi detached house on the edge of the popular village of West Thirston, with gardens to the front and rear, a driveway for off street parking and an integral single garage - NO UPWARD CHAIN

A substantially extended five bedroom, family home, owned by the current owner for over 30 years - the house, requiring some cosmetic updating, has a lovely position within the village with great views from the first floor, over the surrounding gardens, fields and countryside. The house is ideally placed for the A1 for commuting to Newcastle, and for the local amenities in West Thirston and Felton, including the 'Northumberland Arms' pub/restaurant, 'The Running Fox' cafe, childrens Nursery and village First School.

Price Guide:
Guide Price £365,000





Ground floor - Entrance hallway | Ground floor bathroom with a bath with shower over, wc and basin | Generous 24ft sitting room with a square bay to the front, open fireplace and arch leading to the kitchen | Large 17ft family kitchen /breakfast room fitted with a range of cabinets and a fitted breakfast bar - with integrated wine fridge, fridge/freezer, and dishwasher, and space for a range style cooker - patio doors open to the rear garden | Utility room with cabinets and plumbing for a washing machine and a door to the integral garage | Useful Store cupboard.

First floor - First floor landing | Four double bedrooms - one with a range of fitted wardrobes to one wall, and two with views to the rear towards the open fields | Single bedroom/study | Shower room with corner shower, wc and basin.

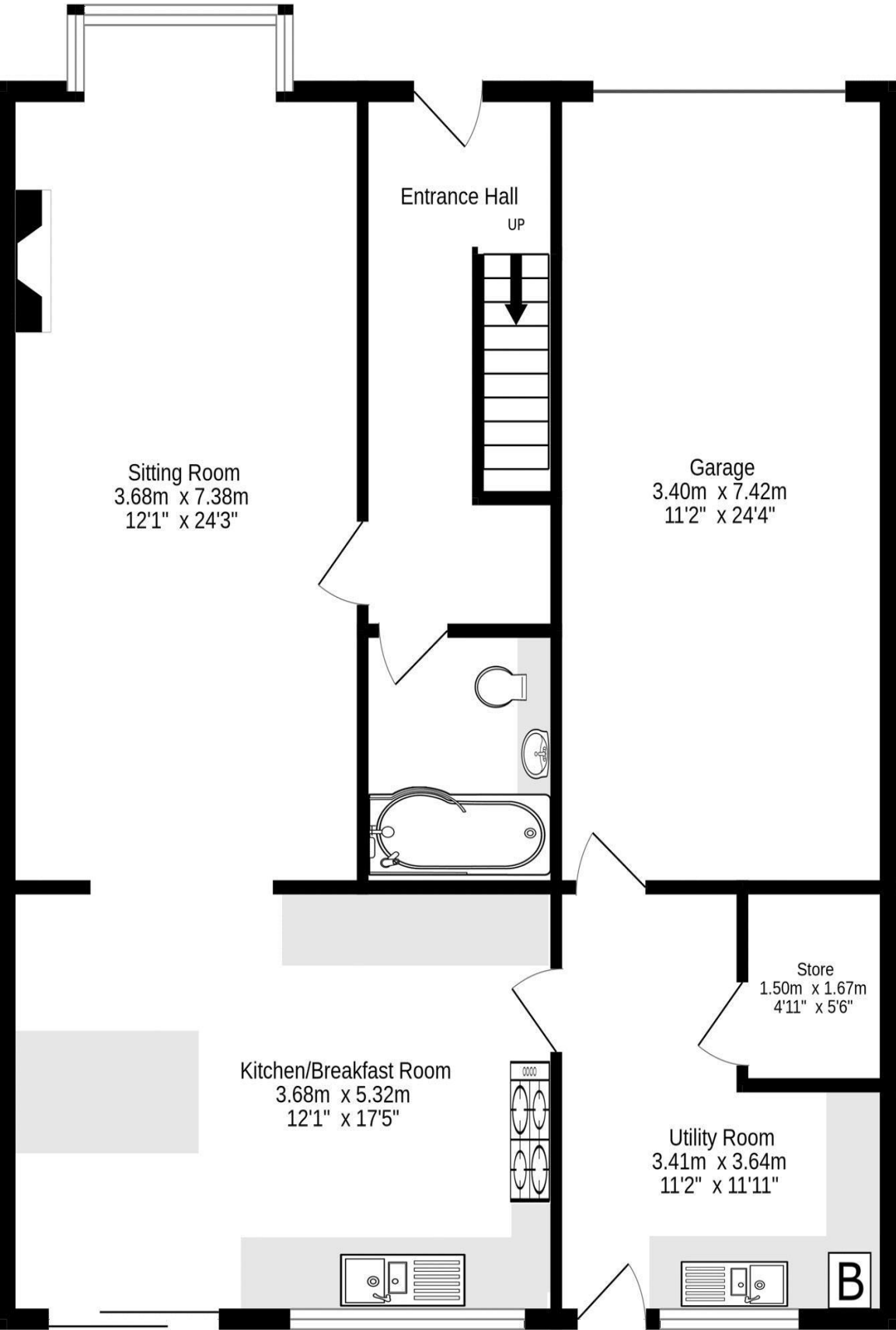


Alison Oxley
01665 600 170
alison.oxley@sandersonyoung.co.uk

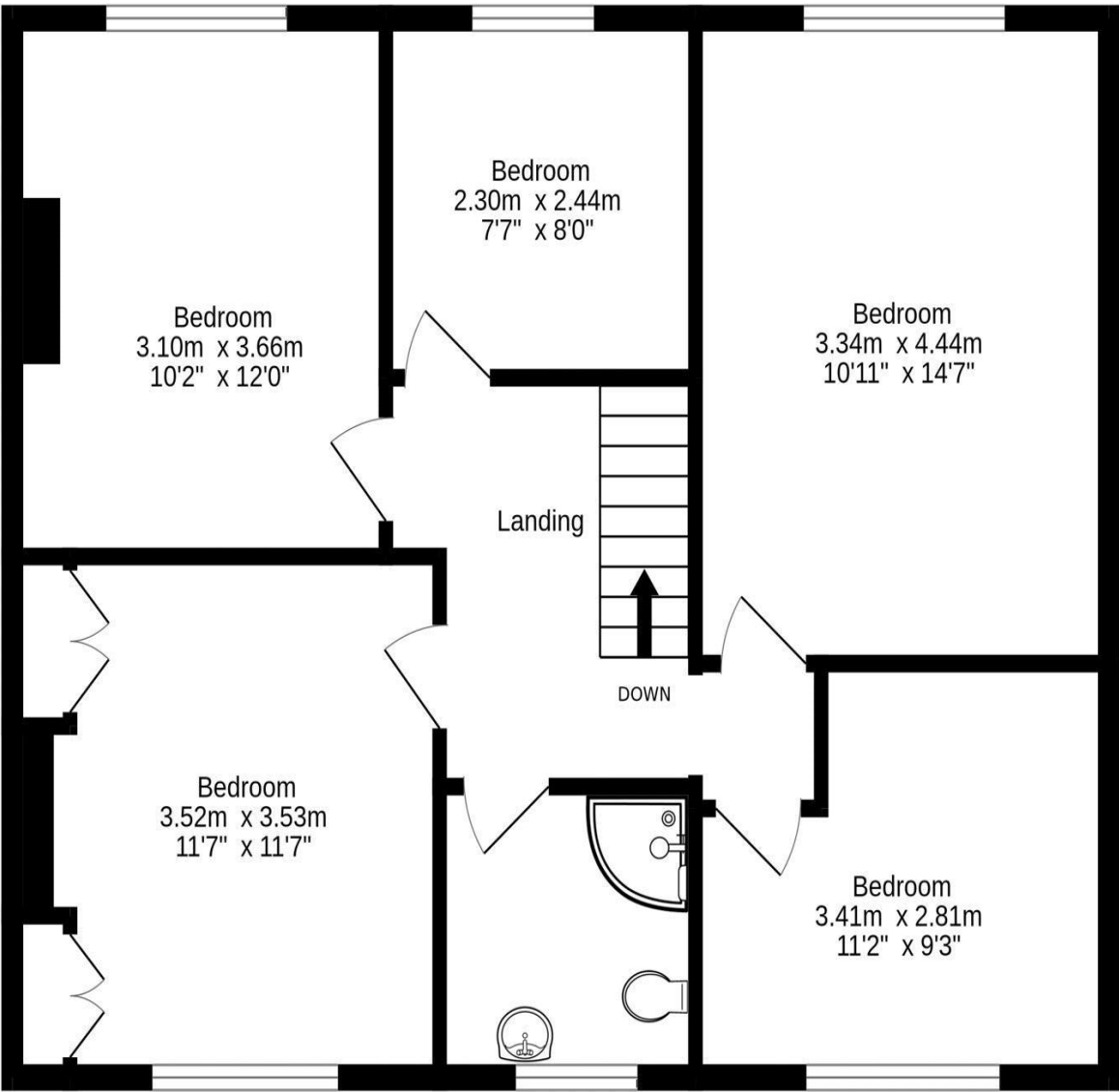




Ground Floor
94.4 sq.m. (1017 sq.ft.) approx.



1st Floor
64.2 sq.m. (691 sq.ft.) approx.



Externally - Lawned front garden with mature planting | Driveway for off street parking | Single integral garage (24'4 x11'2) with a door into the utility room | Small enclosed rear garden with artificial grass and a fence to the boundary.

Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: D

TOTAL FLOOR AREA : 158.7 sq.m. (1708 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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