

Limetree Drive, Milfield, Wooler, Northumberland

Offers Over £300,000



Full Description

A beautiful property offering spacious living. Elizabeth Humphreys Homes are delighted to welcome to the market this incredibly desirable 3 bedroomed bungalow in the Northumberland village of Milfield. This dream country home is surrounded by the stunning Northumbrian countryside. In addition, the property benefits from driveway parking for at least three cars, beautiful front and rear gardens, an integral single garage, composite doors, uPVC windows, LPG gas central heating and all the other usual mains connections.

Milfield is nestled within some of the most dramatic scenery in Northumberland and situated at the foot of The Cheviot Hills. The village offers a fabulous local public house, a delightful cafe and a wonderful sense of community. Located a few miles from the town of Wooler, a market town with a busy main street offering further public houses, restaurants and a wide range of shopping experiences, Milfield is ideally located for easy access North into Scotland or continuing South on the A697 towards Morpeth and on to Newcastle.

This property is one of three gorgeous bungalows located in a quiet area accessed via a private drive. The front garden, mainly laid to lawn is a lovely feature before the front door which opens into a beneficial porch ideal for storing boots, cloaks and suchlike. A door then opens into the main hallway which provides access left to the lounge, straight ahead to

the kitchen-diner and right to the bedroom accommodation and family bathroom. The hallway is finished with a sumptuous light-coloured neutral carpet which extends throughout most of the ground floor creating a seamless transition between the different spaces.

Light and bright, the lounge is a welcoming room in which to spend time with family and friends. A window captures open views to the front of the property, and a wood burner forms an attractive feature enticing you to sit before it during the cooler months. The room is neutrally decorated allowing the easy addition of accent colour should you so wish.

The kitchen-diner is spacious and appeals to modern living. This light and airy room features patio doors which open into the rear garden facilitating free flow of movement between indoor and outdoor living. A window above the sink allows further natural light in addition. Both benefit from white Perfect Fit blinds creating a sleek and stylish look. The kitchen offers a good number of wall and base units with a dark grey door complemented by a contrasting oak effect work surface and multi-coloured square splash back tiling. In terms of fitted equipment, there is a dishwasher, a microwave, an electric range cooker and a white composite single bowl sink. There is plenty of space for a free-standing fridge-freezer and a dining table with accompanying chairs where you can enjoy dining whilst appreciating the garden views. The space is finished practically with cream coloured floor tiles which extend to the utility room and ground floor WC. The useful utility room offers further wall and base units matching those of the kitchen. There is plumbing and space for a washing machine and a tumble dryer and the boiler is housed here for ease of access. A door provides external access to the rear garden, and a second door opens to a conveniently located WC. The suite comprises a close coupled toilet and a hand wash basin. A window allows for natural light. Opposite the WC, there is access to the single garage which offers additional storage and a partially boarded loft with drop down ladder access.

The principal bedroom is a large king-sized room with a window overlooking the front and a window to the side. This light and bright room offers plenty of built-in storage in addition to space for further bedroom furniture.

Bedroom 2 is a spacious double room also with a window to the front and one to the side allowing a wealth of natural light to circulate. Currently utilised as a study, this room offers beneficial built-in storage.

Bedroom 3 is a good size single room with a window, with Perfect Fit blinds, taking advantage of views to the rear. This room also offers beneficial storage. All the bedrooms are beautifully calm and restful spaces.

The family bathroom, overlooking the front of the property, comprises a walk-in shower cubicle with white square tiling and a shower within, a bath, a close coupled toilet and a hand wash basin. A chrome heated towel rail ensures added comfort.

The rear garden, mainly laid to lawn, is a superb private area. There is a summer house which is an ideal place in which to sit and relax at the end of the day with a cup of coffee or a glass of wine and a greenhouse which

is perfect for the green fingered gardeners to while away the hours. Gravelled and paved areas offer alternative places to sit and catch the sun or enjoy alfresco dining with family and friends.

Tenure: Freehold

Council tax Band: D, £2545.07

EPC: E

Important Note: These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Stunning stone fronted detached bungalow
- Peaceful private location
- Good size plot
- Parking for at least 3 cars
- Village community
- Beautiful open plan kitchen diner
- Good size separate utility room
- Wood burner
- Integral garage
- Close to the Cheviot Hills
- Within walking distance to the bus stop
- Village pub
- Village café

Contact Us

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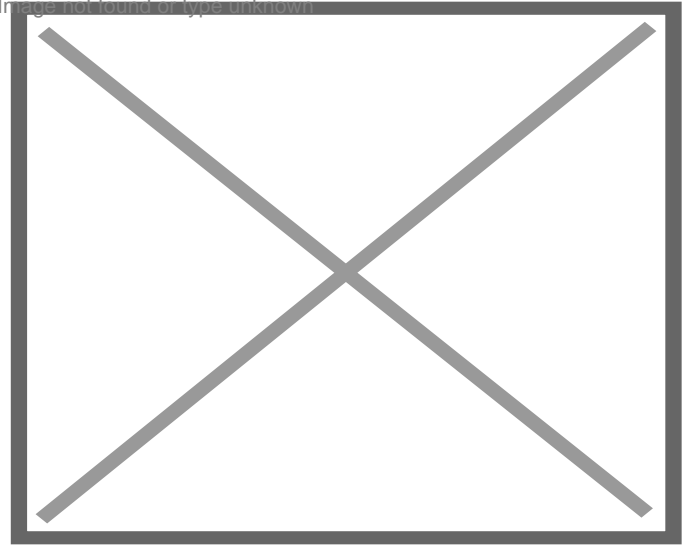


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
116.9 m²
1257 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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