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**1 Whitton View**  
Rothbury, Northumberland



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £315,000



# 1 Whitton View, Rothbury

## Morpeth, Northumberland NE65 7QN

### SITUATION AND DESCRIPTION

A well presented detached property, occupying an elevated site within this modern development towards the edge of the popular village of Rothbury, with views from the front across the village towards the Simonside Hills and surrounding Coquet Valley. The property currently benefits from gas central heating to radiators, double glazing, the remainder of an NHBC warranty, attractive landscaped gardens and a single garage within a block.

The well proportioned accommodation briefly comprises: entrance hall with cloakroom/wc, lounge to the front with double access doors leading to the dining room, generous kitchen /breakfast room with French doors on to the rear garden, separate utility room and study. To the first floor there is a master bedroom with ensuite shower room/wc, three further good sized bedrooms with fitted wardrobes and a family bathroom/wc. Externally to the front of the property, there is a landscaped town garden to the front with substantial landscaped gardens to the rear and side. A rear access gate leads to a parking area and a single garage located within a block.

The market town of Rothbury has an excellent range of amenities and leisure facilities including golf course, first and middle schools as well as restaurants, cafes and public houses and its famous for its National Trust Craggside Estate. Rothbury is popular for walkers wishing to explore the Coquet Valley and surrounding countryside. A further range of amenities are available within the larger market towns of Alnwick and Morpeth to the north east and south east respectively with good access to both Morpeth and Newcastle upon Tyne via the A697 and A1 trunk road.

The property comprises:

### ENTRANCE HALL

With Amtico flooring, coving, radiator, stairs giving access to the first floor with under stairs cloaks cupboard.

### CLOAKROOM/WC

Comprising close coupled wc, wall mounted wash hand basin with tiled splashback, radiator and extractor fan.

### LOUNGE

13'0 x 17'3 plus bay (3.96m x 5.26m plus bay)

With a Limestone feature fire surround with gas living flame fire inset, coving, TV point, telephone point, two radiators, a double glazed bay window overlooking the front with views over the village towards the Simonside Hills, double access doors lead to the dining room.

### DINING ROOM

13'0 x 9'5 (3.96m x 2.87m)

A separate formal dining room which has coving, radiator, and French doors giving access to the rear garden.

### KITCHEN/BREAKFAST ROOM

10'4 x 10'5 (3.15m x 3.18m)

Plus 14'6 x 10'0 (4.42m x 3.05m)

A substantial and versatile additional reception space. The kitchen area has been fitted with a range of Walnut effect wall and base units with roll top work surfaces, tiled splashbacks, one and a half bowl stainless steel sink unit and drainer with mixer tap, integrated electric oven, gas hob with extractor hood over, integral dishwasher and fridge freezer, recessed lighting, Amtico flooring and double glazed window to the rear. From the dining/seating area there is an additional radiator as well as double glazed French doors with glazed sidelights with access onto the rear gardens.

### UTILITY

7'9 x 4'1 (2.36m x 1.24m)

With roll top work surface and tiled splashbacks, space for tumble dryer, plumbing for automatic washing machine, extractor fan, radiator and additional side access door.

### STUDY

10'2 x 7'7 plus bay (3.10m x 2.31m plus bay)

The study has a radiator, telephone point and double glazed bay window to the front.

### FIRST FLOOR LANDING

With loft access hatch, radiator and built-in shelved airing cupboard.



### MASTER BEDROOM

13'3 x 12'2 plus wardrobes(4.04m x 3.71m plus wardrobes)

A generous double bedroom which has built-in wardrobes with sliding mirror doors, TV point, radiator and double glazed bay window to the front.



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#### **ENSUITE SHOWER ROOM**

5'9 x 7'1 (1.75m x 2.16m)

Comprising of a large shower cubicle, pedestal wash hand basin, close coupled wc, part tiled walls, recessed lighting, towel radiator, shaver point, extractor fan and opaque double glazed window.

#### **BEDROOM TWO**

10'4 x 11'9 plus bay including wardrobe  
(3.15m x 3.58m plus bay including wardrobe)

A second double bedroom which has a range of built-in wardrobes with sliding doors, radiator and double glazed bay window to the front.

#### **BEDROOM THREE**

10'10 x 10'10 including wardrobe  
(3.30m x 3.30m including wardrobe)

Fitted with a range of built-in wardrobes with sliding doors, radiator, and double glazed window to the rear.

#### **BEDROOM FOUR**

8'4 x 11'6 (2.54m x 3.51m)

Fitted with a range of sliding mirror door wardrobes, radiator and double glazed window to the rear.

#### **BATHROOM/WC**

9'8 x 5'6 (2.95m x 1.68m)

Comprising tiled shower cubicle, panelled bath, pedestal wash hand basin, close coupled wc, part tiled walls, shaver point, recessed lighting, extractor fan and opaque double glazed window.

#### **EXTERNALLY**

To the front of the property there is a small landscaped town garden with iron railings, flower and shrub borders and paved pathway. A timber access gate leads to a side and rear

landscaped gardens which are laid to lawn with well stocked borders, rockery, patio area, garden shed and steps leading to a rear access gate, where there is parking and access to the single garage.

#### **GARAGE**

Located within a separate block, the garage has an up and over door and external light.

#### **SERVICES**

The property has mains gas, electricity, water and drainage services and gas central heating.

#### **TENURE**

Freehold

#### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

#### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

#### **ENERGY PERFORMANCE RATING**

Grade: C

Details prepared: 4/8/14

Ref: HMA RAJ SY/V1



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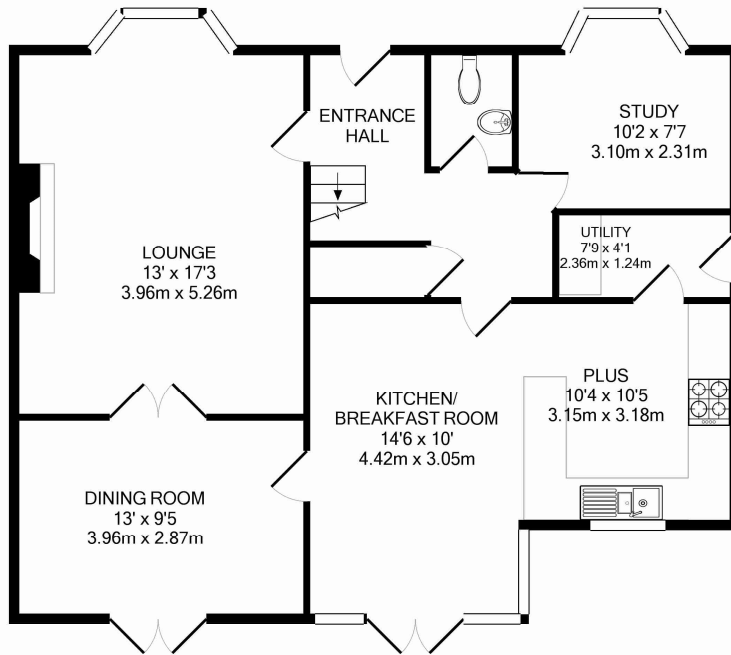
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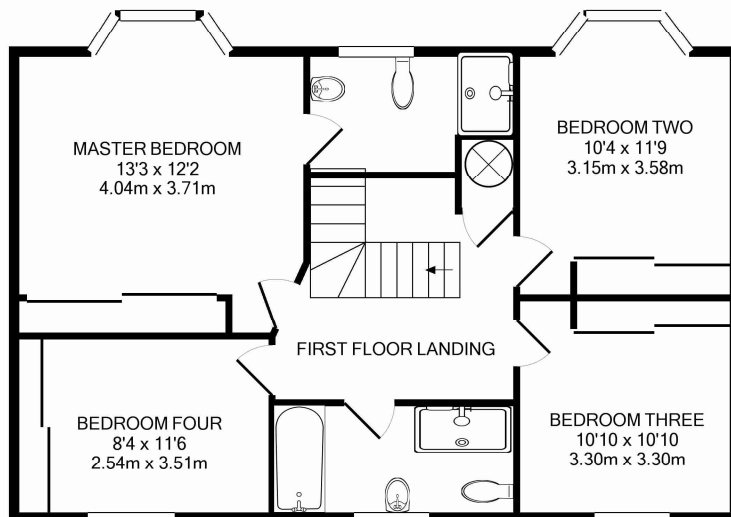


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GROUND FLOOR



1ST FLOOR

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