



**Holly House, Sandy Bank,**  
Riding Mill, Northumberland, NE44 6HS

**youngsRPS** 

# Holly House

## Sandy Bank

### Riding Mill

#### Northumberland

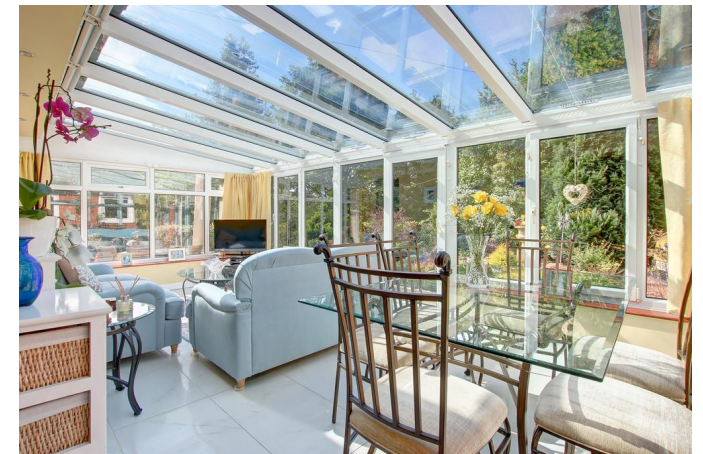
##### NE44 6HS

A rare opportunity to purchase a detached four bedroom bungalow on the highly desirable Sandy Bank in Riding Mill, with spacious living and beautiful mature gardens surrounding the property on all sides.

- Detached bungalow
- Four bedrooms
- Immaculately presented
- Spacious and versatile accommodation
- Private driveway and garage
- Pleasant gardens
- Desirable village location
- Energy efficiency rating C (80)

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**DESCRIPTION**

Entering the property via the formal front entrance into the hallway with wooden flooring and living accommodation to one hand and bedroom and bathrooms to the other. The formal living room has picture windows to the front and sliding doors overlooking the beautiful gardens, electric flame effect feature fireplace with marble hearth and Adams style surround with bespoke light oak fitted storage units. The dining room has glazed panelled door and window to the rear. The kitchen has a bespoke Red Onion fitted kitchen with wall and base cabinets, Corian worksurfaces seamlessly integrate the sink and drainer with mixer tap. Integrated Bosch gas hob with extractor hood, twin electric ovens, fridge and dishwasher. The flooring from the kitchen continues into the utility room with a washing machine, a wall cupboard and tall outdoor clothes and shoes cupboard, access to a separate WC, wash hand basin and central-heating boiler, with access to the rear patio and garage.

The conservatory is a bright and spacious room with beautiful views and access through sliding doors out to the front and side gardens, with tiled flooring, air conditioning unit, fully glazed roof and fitted blinds.

The principal bedroom enjoys built in wardrobes and bespoke fitted dresser and headboard storage with bedside table and drawers to surround a king-sized bed. The private en-suite shower room is fully tiled and comprises; corner shower cubicle with electric power shower, WC, wash hand basin and heated towel rail. The second double bedroom enjoys a pleasant outlook

over the front garden and is a bright and inviting bedroom with bespoke fitted dresser and headboard storage with bedside tables to surround a double bed. The third bedroom is again a generous double bedroom with window to the rear and bespoke fitted dresser and headboard storage with bedside tables to surround a double bed. The final bedroom / office has fitted wardrobes and window to the rear of the property, bespoke fitted office computer cabinet with shelving and integrated filing cabinet.

Externally the property is approached via a private driveway to the rear to a gravelled parking area with detached garage with electric garage door, inside the garage are a tall fridge, freezer and hot air-drier. Beyond the parking area mature bedded borders enclose a flag stone pavement that continues around the whole of the property whilst also being used to create a pleasant patio area to the front overlooking the front gardens and then to the rear where a Mediterranean style patio area has been created with water feature and wooden self-contained garden room. The front garden has been mainly laid to lawn with hedged borders and nicely positioned mature flower beds that sculpt the grounds into a delight private area that enjoys the best of the eastly position.

**LOCATION**

Situated in the centre of Riding Mill, the property is ideally located near to the local shops and GP practice in Corbridge along with a full range of retail and leisure facilities as well as major supermarkets available in the market town of Hexham, about 7

miles away. Riding Mill train station offers additional public transport links, for the commuter rail services West to Carlisle and East to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

**SERVICES**

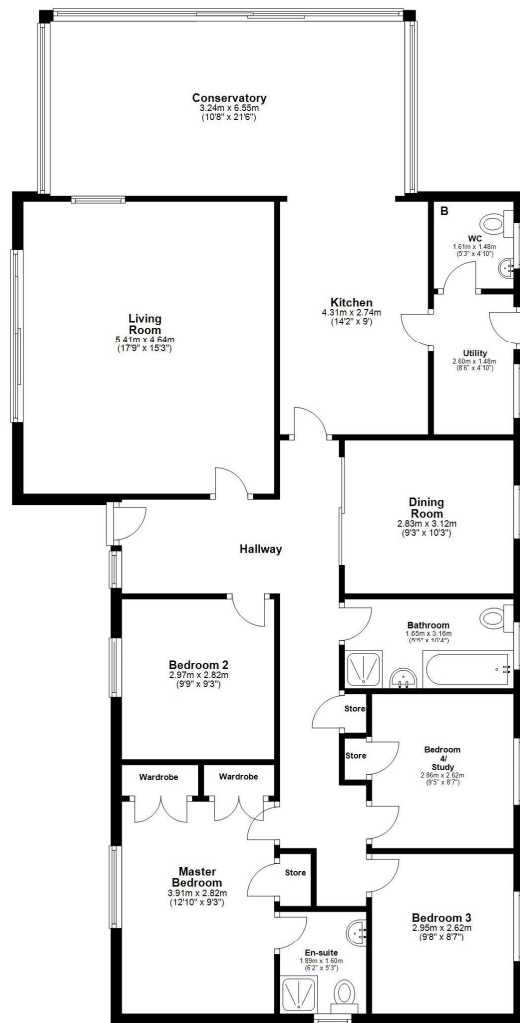
Mains gas, electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

**CHARGES**

Northumberland County Council tax band F.



**Ground Floor**  
Approx. 140.4 sq. metres (1510.9 sq. feet)

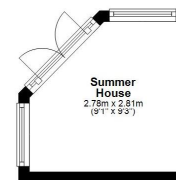
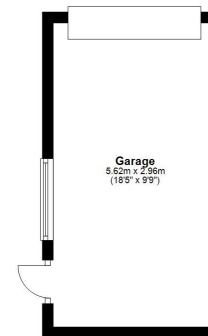


Total area: approx. 163.8 sq. metres (1763.5 sq. feet)

**Holly House, Riding Mill**

**Garage & Summer House**

Approx. 23.5 sq. metres (252.6 sq. feet)



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