



## Bonnyrigg Cottage

Otterburn, Newcastle Upon Tyne, NE19 1NP

youngsRPS 



# Bonnyrigg Cottage

## Otterburn

### Newcastle Upon Tyne

#### NE19 1NP

Offered for sale with no forward chain, this substantial two bedroom detached bungalow situated on a generous plot with private driveway, wrap around gardens, garage and breathtaking view over open farmland.

- Detached Bungalow
- 2 Bedroom
- Parking for several cars
- Wrap around gardens
- Garage
- Village location
- No onward chain

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Youngs Hexham 01434 608980







### DESCRIPTION

The accommodation which must be viewed to be appreciated briefly comprises of entrance vestibule, dining room/snug, lounge with dual aspect, kitchen, utility room, bathroom, master bedroom with en suite and double bedroom. Externally, a long gravel driveway with parking for several cars, single garage and gardens to all sides. The property benefits from upvc double glazing and oil central heating to radiators.

The accommodation is light, bright and spacious. The front door opens to a vestibule with glazed door leading to a dining room/snug with window to the front elevation, the generous lounge which has triple aspect enjoys superb open views, attractive fire surround with granite inset housing a coal effect gas fire. The kitchen is fitted with an excellent range of floor and wall cabinets with contrasting work surfaces and splash back ceramic tiling to walls, integral electric hob with extractor above, eye level double oven, stainless steel one and half bowl sink unit and drainer with mixer tap over. The useful utility room has access to the garden, fitted with wall and base cabinets, work surfaces, splashback tiling, stainless steel sink unit and drainer, plumbing for washing machine, dishwasher, space for fridge freezer, oil central heating boiler. Master bedroom with window to the rear elevation, fitted wardrobes, en suite with



shower cubicle, hand basin set into a vanity unit, low level wc, frosted glass window. Double bedroom with window to the front elevation, bathroom comprises of panelled bath with shower over, pedestal hand basin, low level wc, attractive tiling to walls, frosted glass window.

There is a single integral garage, which lends potential for conversion subject to planning, shed and greenhouse. The gardens are a particular lovely feature of property wrapping around the property laid to lawn with mature borders, vegetable plot, greenhouse, flagged patio area, parking for several cars.

### LOCATION

Otterburn is a peaceful village with many local amenities including shops, school, churches, village hall, sports centre and many others. Situated approximately 25 miles north of Hexham with good road links via the A696 and A68.

### SERVICES

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



### CHARGES

Northumberland County Council tax band D

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

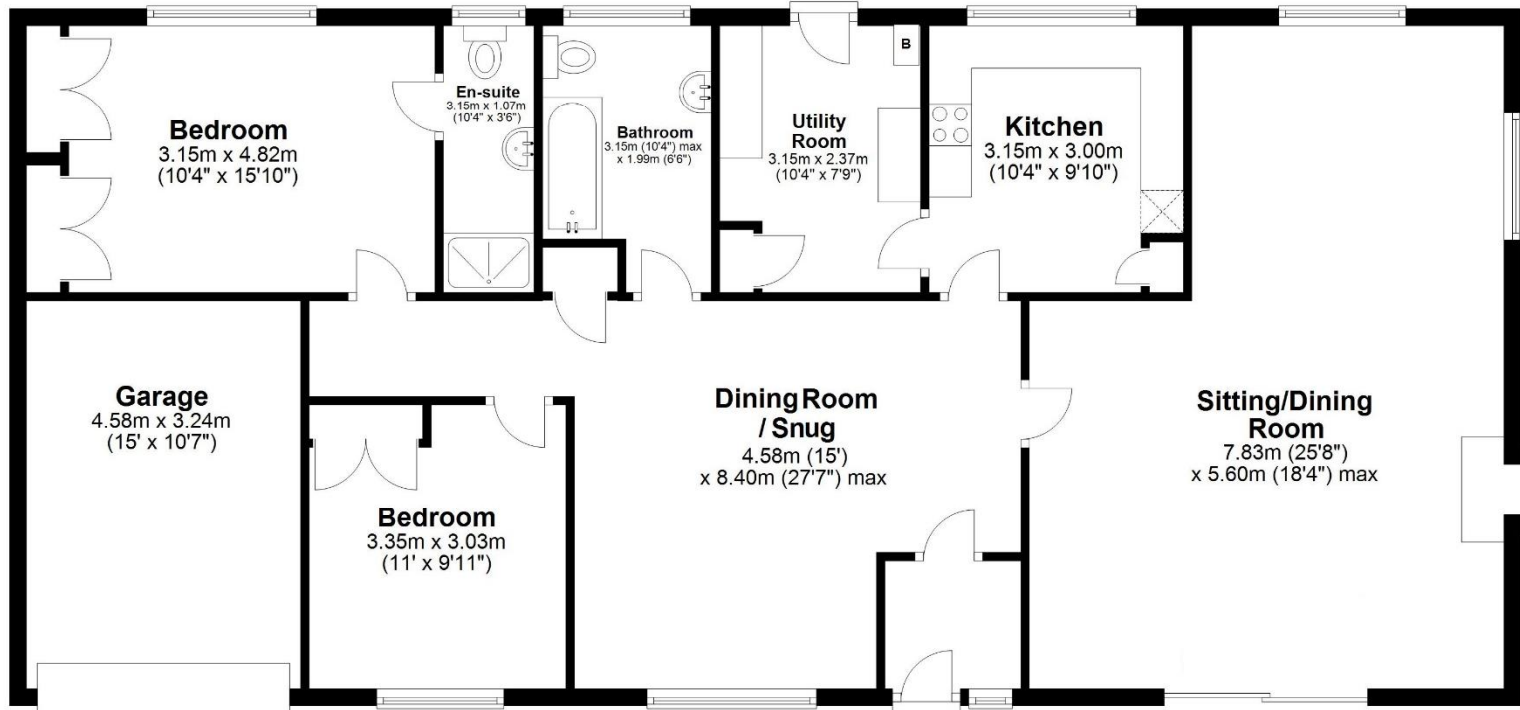
### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



## Ground Floor

Approx. 136.5 sq. metres (1469.3 sq. feet)



Total area: approx. 136.5 sq. metres (1469.3 sq. feet)

Plan produced using PlanUp.

## Bonnyrigg, Otterburn, -

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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