



This attractive cottage is centrally located in the popular village of Matfen. It is deceptively spacious and beautifully finished to a high standard and benefits from driveway parking and well stocked gardens.



Ground Floor

A glazed uPVC door provides access into the entrance porch which is glazed to three sides allowing it to stream with natural light. This leads in to the spacious hallway with contemporary tiled flooring, spotlighting to the ceiling, vertical radiator and feature oak and glass staircase creating an open and free flowing feel. Immediately to the right is the ground floor shower room with low level toilet, basin and shower.

The central hallway provides access to all of the main ground floor rooms including the living room to the rear. This spacious room is full of character with an exposed brick wall creating a homely focal point. An inglenook fireplace with wooden mantle and wood-burning stove add to the cosiness, making this a really lovely family room. A large east facing window provides natural light and views over the rear garden. Double sliding doors leading in to the conservatory ensure this room streams with natural light.

The conservatory itself is south facing and fully glazed to three sides with doors to both the east and west offering easy access out to the front and rear gardens, with a patio adjacent perfect for all weather dining and entertaining. Currently housing a generous dining table, this is a really great sized room and provides a versatile space with unique outlook over Matfen's Victorian Holy Trinity Church.

Also on the east aspect of the home is the breakfasting kitchen which is another great sized room that really has a wow factor. French doors lead out on to the rear patio and allow natural light to stream in from the west, with an additional west facing window above the sink. Wall and floor mounted cupboards and drawers ensure there is plenty of storage space throughout with integrated oven, hob and dishwasher.

A glass panel door leads into the utility with further worktop space, plumbing for a washer and dryer and door to the rear of the property and garage.

On the front aspect of the property is the ground floor bedroom; this incredibly spacious bedroom has dual aspect windows facing south and west, ensuring it is beautifully light throughout the day. Whilst currently dressed as a double bedroom, this would also make a lovely dining room if any future occupier wished.

Stairs from the central hallway lead to the first floor.



First Floor

The first floor landing is lovely and spacious with a Velux window offering natural light with three bedrooms and the family bathroom all accessed from this central space.

The main bedroom on this floor is a good size and benefits from two attractive windows facing north and an additional west facing Velux window. Cupboards are cleverly built in to the eaves offering a full wall of useful storage space. This room also benefits from an en-suite shower room with low level toilet, basin, walk in shower and Velux window offering natural light.

The two remaining bedrooms are situated on the south face of the property and both have south facing windows with mature green outlook. Both also benefit from built-in cupboards and are beautifully finished.

The final room on this floor is the family bathroom with double sliding door walk in shower, bath, large contemporary basin with built-in storage beneath and wall fixed mirror above. The walls and floors are fully tiled.



External

1 East Close has a really lovely surrounding plot with well stocked gardens to both the front and rear.

To the front of the property there is a generous flagged driveway with parking for two cars situated in front of the garage with up and over door. The garage can also be accessed from within the utility.

The front garden is spacious with a lovely shaped lawn bordered by various trees and shrubs. A south facing flagged patio lying adjacent to the property creates a lovely place to sit and enjoy the sun throughout the day, with views of the breathtaking village church evident alongside mature greenery beyond.

There is access via paths down the side of the property which leads to another patio and the back garden, Again, borders filled with attractive shaped bushes and shrubs with flowers dotted around create interest and colour surrounding the central lawn. The conservatory and kitchen both have doors leading directly out on to the rear patio, making this a perfect place to enjoy a coffee in the sun or for entertaining on warm summer nights.







Agents Notes

FULL ADDRESS

1 East Close, Matfen, Newcastle Upon Tyne, NE20 0TF

GROUND FLOOR

Entrance Porch | Central Hallway | Shower Room | Living Room | Conservatory | Breakfasting Kitchen | Utility | Double Bedroom/ Dining Room

FIRST FLOOR

Principal Bedroom with En-Suite Shower Room | Two Further Bedrooms | Family Bathroom

EXTERNAL

Driveway Parking | Garage | Front & Rear Gardens | Patio | Shed

DISTANCES

Corbridge 7 miles | Hexham 14 miles | Newcastle Airport 12 miles | Newcastle 17 miles

SERVICES

Oil Fired Central Heating, Mains Electric, Water & Drainage

COUNCIL TAX BAND | E

EPC | E

TENURE | Freehold

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