



Woodside

Matfen, Newcastle Upon Tyne, NE20 0RG



Woodside Matfen Newcastle Upon Tyne NE20 0RG

An exquisite rural residence, that is wonderfully private, being enclosed by circa 0.83 acres of mature beautifully gardens. Located on the outskirts of the sought-after village of Matfen, this 5 bedroom, stone built bungalow offers flexible family accommodation that includes the addition of a versatile detached studio/ home office.

- Stone built detached bungalow
- Detached versatile studio
- Detached double garage
- Set within grounds extending to circa 0.83 acres
- Five bedrooms
- Immaculately presented accommodation
- Picturesque countryside setting
- Energy efficiency rating E (42)

youngsRPS 

Youngs Hexham 01434 608980





DESCRIPTION

From the gravelled parking area, the property is accessed through into the entrance vestibule that in turn leads through to the central hallway off which all the accommodation flows. The solid wooden flooring from the entrance hallway continues into the open plan kitchen/dining living area. The kitchen is fitted with a range of shaker style cabinets set underneath a granite work surface. Central is a large island unit with breakfasting bar, inset undermount sinks and mixer tap. The kitchen has integrated Siemens appliances that include induction hob and extractor hood, dishwasher, combination microwave, fridge freezer and a Bosh electric oven. There are full height larder units and utility cupboards with Bosh washing machine and an Indesit tumble dryer. The kitchen area continues into the garden room with a lovely vaulted ceiling and a beautiful garden outlook surrounding the space. The garden room has level access out onto the decked patio area through French doors and a woodburning stove. Across the hall is a sitting room and four good sized bedrooms. Following down the hallway is the family bathroom that has been recently refurbished with a stylish 4-piece suite that comprises; a modern free standing bath, walk-in shower, WC, vanity unit with granite surface and inset low level sink, tiled flooring and partially tiled walls. The principal bedroom enjoys fitted wardrobes and private en- suite shower room.



The en suite has tiled flooring with a double walk in shower, WC, and vanity unit with sink. Completing the accommodation is a useful cloakroom/WC positioned correctly between the front and rear doors off the Hallway.

STUDIO/ HOME OFFICE

The studio offers potential for a variety of uses including self-contained accommodation, office or home leisure suite. To the rear via French doors the studio enjoys a private patio area, the rear wall of the studio, is fully glazed filling this space with natural light and woodland views through the windows. There is a tall four door storage unit.

EXTERNALLY

The property stands central in the 0.83 acres of grounds, with the front garden area enclosed by hedging and then the woodland to the west of the property. The garden is mainly laid to lawn with a bedded border separating the delightful raised decked patio area that links the kitchen living area beautifully to the garden entertainment space. Gravelled pathways lead around either side of the property. The woodland to the west gives shade and protection to the smaller vegetable garden with 6 raised beds and fruit trees, greenhouse and garden shed. The detached studio enjoys a level access paved patio area overlooking the garden. To the side of the property, the gravelled driveway opens up creating

a substantial gravelled parking area with parking for several vehicles. The gravelled rear garden links the main house with the detached studio and double garage. The double garage has triple electric doors to the front and rear with power and water supplied. There is a loft space with a pull down ladder for storage.

LOCATION

Matfen is a charming and very sought after village situated in the Tyne Valley, approximately 6 miles north of Corbridge and 9 miles from the regional market town and centre Hexham where a wide range of amenities, local shops and professional services can all be found. Matfen itself is conveniently positioned near to both the A68 and A69 with nearby railway station in Corbridge provides services to Newcastle and Carlisle. Newcastle international airport is just under 12 miles away and offers further connections to other major cities in the UK and Europe. First and secondary schools are available in Corbridge and Queen Elizabeth High school in Hexham.

SERVICES

Mains electric and water are connected. Heating is LPG gas with a shared septic tank drainage system. High Speed Broadband is available at the property.

CHARGES

Northumberland County Council tax band G

VIEWINGS

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

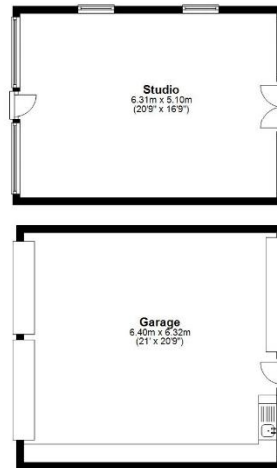
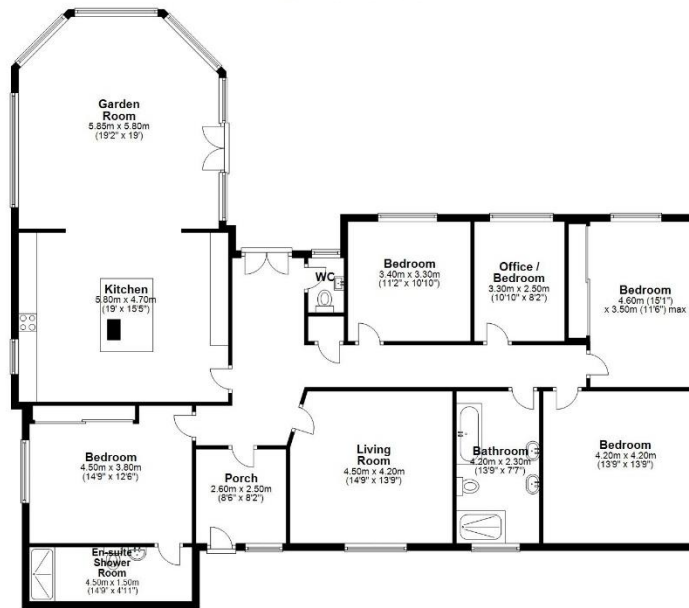
FREE MARKET APPRAISAL

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





Ground Floor
Approx. 278.6 sq. metres (2988.9 sq. feet)



Total area: approx. 278.6 sq. metres (2988.9 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements walls, doors, windows, fittings and Appliances sizes and locations, are approximate only. They cannot be regarded as a representation by the seller, nor their agent PRODUCED BY TAPP BOX PLAN PRODUCED USING PLANIQ.

Woodside

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.



R201

NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234
northallerton@youngsrps.com

SEDFIELD
General: 01740 617377
Land Agency: 01740 622100
sedgefield@youngsrps.com

NEWCASTLE
General: 0191 261 0300
newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000
hexham@youngsrps.com

DUMFRIES
General: 01387 402277
dumfries@youngsrps.com

