



Whitton View | Rothbury | NE65 7QN

£365,000

Exceptional family home!

Versatile accommodation across three floors. 5 bedrooms, 2 ensuites, home office/family room. 3 reception rooms, 2 bathrooms. Garage parking and landscaped garden.

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 X 5  X 2  X 4

END OF TERRACE TOWNHOUSE

WALKING DISTANCE TO ROTHBURY

DRIVEWAY AND INTEGRAL GARAGE

LOW-MAINTENANCE GARDENS

**PRINCIPAL BEDROOM EN-SUITE AND
DRESSING AREA**

COUNTRYSIDE VIEWS

IMMACULATELY PRESENTED THROUGHOUT

FLEXIBLE LAYOUT

For any more information regarding the property please contact us today

A substantial and impeccably presented five-bedroom townhouse, enjoying a fantastic open aspect at the front, with beautiful views across the valley towards the iconic Simonside Hills. Situated on Whitton view within comfortable walking distance of Rothbury's shops, cafés, pubs and everyday amenities, the property offers the perfect blend of countryside living and village convenience.

Ideally suited to a growing family, the accommodation has been thoughtfully designed over three floors, providing an abundance of versatile living space with generously proportioned rooms throughout. The layout allows family members to enjoy their own space without compromise, making it an ideal home for those seeking both practicality and flexibility.

The accommodation has been exceptionally well maintained by the current owners and is presented to a high standard throughout. The principal living accommodation is located on the lower ground floor and enjoys a front aspect position, not overlooked by any houses, and comprises a spacious dining kitchen fitted with an integrated dishwasher, fridge freezer, gas hob, electric oven and extractor hood, together with a sizeable living room featuring a remote-controlled electric flame-effect fire.

At the rear there is also a formal dining room, along with a utility room providing space for a washing machine, tumble dryer and further fridge freezer, and a convenient cloakroom/W.C.

The middle floor is accessed at street level from the rear and provides the principal everyday entrance to the home, with direct access from the driveway and garden. This level offers three versatile rooms, currently arranged as two double bedrooms, one benefiting from an en-suite shower room, together with a comfortable snug/TV room. A family bathroom completes the accommodation on this floor.

Occupying the top floor is the impressive principal bedroom suite, featuring a dedicated wardrobe and dressing area, en-suite shower room and a dormer window framing delightful views across the surrounding countryside towards the Simonside Hills. Two further double bedrooms and an additional shower room complete the upper floor accommodation. Significantly, there are W.C. facilities on every floor, while all shower rooms benefit from mains-fed showers.

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Externally, the property enjoys attractive, low-maintenance gardens to both the front and rear, linked by external steps to the side of the house. The rear garden provides access to the driveway and integral garage, which is equipped with an electric up-and-over door, light, power sockets and a cold-water tap.

This is a rare opportunity to acquire a spacious and versatile family home in one of Rothbury's most desirable residential developments, combining generous accommodation, stunning views and a highly convenient village location. Early viewing is strongly recommended.

KITCHEN DINER

Kitchen area 8'5" x 9'7" (2.58m x 2.92m)

Dining area 11'3" x 10'5" (3.43m x 3.17m)

LIVING ROOM 10'8" x 15'11" (3.26m x 4.86m)

SNUG 11'0" x 8'2" (3.35m x 2.50m)

DINING ROOM 10'10" x 8'0" (3.30m x 2.45m)

BEDROOM ONE 8'7" x 10'1" (2.61m x 3.07m)

BEDROOM TWO 8'1" x 11'3" (2.46m x 3.44m)

BEDROOM THREE 10'10" x 14'9" (3.29m x 4.50m)

BEDROOM FOUR 8'4" x 11'1" (2.53m x 3.38m)

BEDROOM FIVE 8'4" x 14'1" (2.53m x 4.30m)

UTILITY 7'7" x 6'3" (2.31m x 1.90m)

GARAGE 8'5" x 17'5" (2.56m x 5.31m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

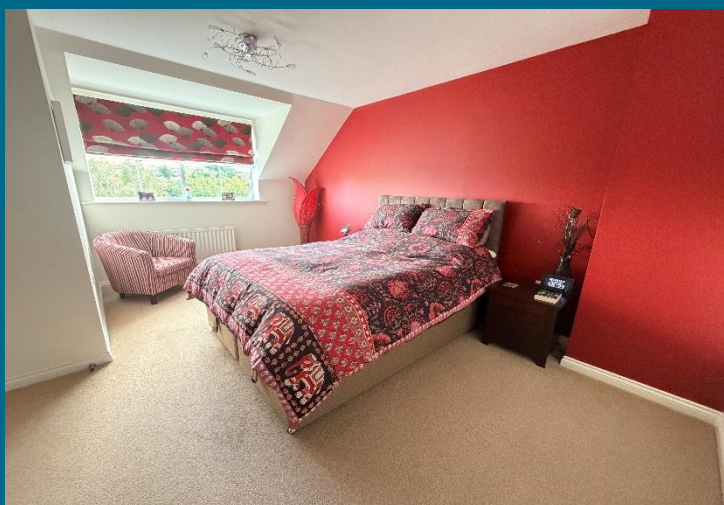
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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