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Exceeding Expectations



FOR SALE

Addycombe Gardens

ROTHBURY, MORPETH, NE65 7PE

ASKING PRICE

£229,950

3 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Addycombe Gardens, Rothbury

ASKING PRICE £229,950 · FREEHOLD

Signature North East are delighted to welcome to the market this three-bedroom end-terraced home, situated on Addycombe Gardens within the popular Northumberland village of Rothbury. The property is ideally positioned to access a range of local amenities, including independent shops, cafés, supermarkets and restaurants. Rothbury First School and Dr Thomlinson Church of England Middle School are nearby, while the surrounding countryside offers scenic walks along the River Coquet and a variety of outdoor pursuits. Local bus services also provide connections to surrounding areas.

Upon entering the property, you are welcomed into a spacious living room, offering ample room for a range of furnishings. Sliding doors lead through to a separate snug, providing an additional reception area and further sliding doors opening onto the rear garden. The kitchen/diner features an attractive range of wall and base units, complemented by generous countertop space, and can comfortably accommodate a small dining table. The kitchen also provides access to a utility room and a separate boot room, which benefits from direct access to the rear garden.

Continuing to the first floor, you will discover three bedrooms. Bedrooms one and two can comfortably accommodate a double bed alongside additional furnishings, while bedroom three is suitable for a single bed and further furniture. Completing the accommodation is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C. An additional separate W.C. provides further convenience.

Externally, the property benefits from a rear garden featuring a gravelled area and raised decking, providing space for outdoor furniture and entertaining. To the front, there is a garden mainly laid to lawn, while off-street parking is available to the rear of the property.





KEY FEATURES

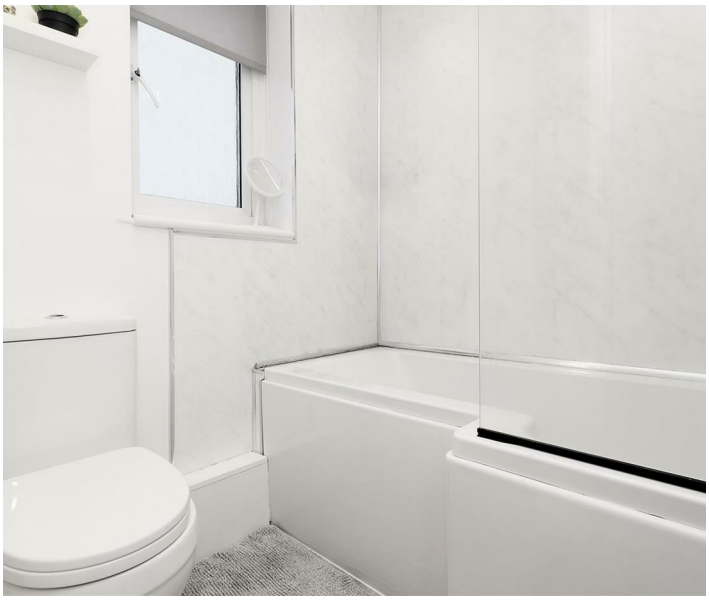
- Three-bedroom end-terraced home in the popular village of Rothbury
- Spacious living room with separate snug & garden access
- Kitchen/diner with ample storage, countertop space & room for a dining table
- Utility room, separate boot room & additional W.C
- Three bedrooms & a family bathroom with overhead shower
- Front & rear gardens, raised decking & off-street parking

- Council Tax Band A
- EPC Rating D









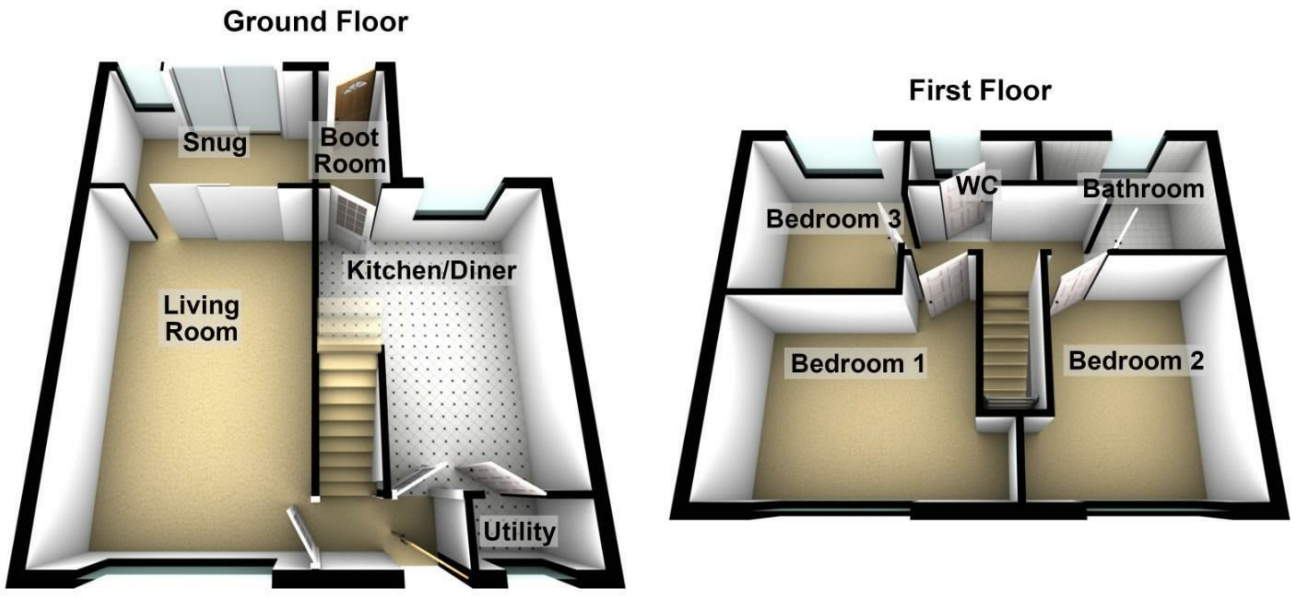


ACCOMMODATION

Room Dimensions

Living Room	5.30 x 3.40 (17'4" x 11'1")	Bedroom Two	3.20 x 2.50 (10'5" x 8'2")
Snug	2.20 x 3.40 (7'2" x 11'1")	Bedroom Three	2.40 x 2.30 (7'10" x 7'6")
Kitchen / Diner	4.30 x 3.40 (14'1" x 11'1")	Bathroom	1.60 x 1.50 (5'2" x 4'11")
Bedroom One	2.60 x 3.40 (8'6" x 11'1")		

FLOOR PLAN



Total area: approx. 82.7 sq. metres (889.8 sq. feet)

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