



**2 Doe Cragg, Otterburn Camp**  
Otterburn, Newcastle Upon Tyne, NE19 1NX

youngsRPS 

## 2 Doe Cragg Otterburn Camp Otterburn Newcastle Upon Tyne NE19 1NX

A spacious 4 bedroom, detached house, presented and appointed to a particularly high standard situated within a cul de sac position with outstanding open views.

- Detached property
- 4 bedrooms
- Garage
- Well presented throughout
- Spacious garden
- Driveway parking
- Village location
- Energy efficiency rating E

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Youngs Hexham 01434 608980





### DESCRIPTION

The accommodation is bright light and spacious, the property boasts oil central heating to radiators and double glazing. Viewing is essential to appreciate the location, size and quality Doe Cragg has to offer.

Entering through the porch which has stone flooring, the front door opens to a welcoming hallway with Amtico wood flooring and a staircase leading to the first floor. A cloakroom with hand basin set into a vanity unit with mixer tap over, low level wc again with Amtico wood flooring.

The sitting room enjoys a window to the front elevation with double doors leading to a patio and garden beyond, attractive natural stone fireplace housing a coal effect gas fire. The dining kitchen/family room is the hub of the house having dual aspect windows, an excellent range of floor and wall cabinets with contrasting worksurfaces, double sink unit with mixer tap over, integral dishwasher, space for range style cooker, central breakfast bar with granite work top, free standing unit, walk in pantry, access to rear porch which houses the oil central heating boiler, which then leads to a useful utility room with plumbing for washing machine and tumble drier.

The spacious first floor landing has a large picture window, access to the loft space and in turn gives access to the principle bedroom situated to the front elevation with fitted wardrobes, en suite which has a double shower, hand basin with illuminated mirror above, low level wc and ceramic tiling to walls and floor. Two double bedrooms to the front elevation again with fitted wardrobes. A double bedroom to the rear with sliding door fitted wardrobes, family bathroom having a panelled bath with central fill and shower over, hand basin set into a vanity unit, porcelain tiling to walls, and column radiator.

Externally the property has driveway parking leading to a single garage which has power, the front garden is laid to lawn with a pleasant paved seating area. To the rear there is a patio/entertaining area with glass balustrade, large lawn area with mature borders and shrubs, garden shed and oil tank. The rear garden has a degree of privacy overlooking a wooded area.

### 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 E

**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.



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