

# SIGNATURE

## NORTH EAST

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📍 Whitton View, Rothbury NE65 7QN

# Whitton View, Rothbury NE65 7QN

**Asking Price**  
**£325,000**

We are delighted to welcome to the market this impressive four-bedroom stone end-terrace property is situated within Whitton View in the sought-after village of Rothbury. The elevated position also provides stunning views over the Simonside Hills, Craggside and the Coquet Valley. The location combines the tranquillity of the Northumberland countryside with convenient access to the town centre, which is within easy walking distance and offers a range of shops, cafés, pubs, and essential amenities. While Alnwick and Morpeth are both within easy reach for wider connections.

Upon entering the property, you are welcomed into a spacious hallway with stairs leading to both the lower ground and first floor. The hallway provides access to the main living room, W.C. and where seamless flooring continues throughout the ground and lower ground levels. The living room which spans the width of the property features a feature fireplace and double windows, including a bay window that enjoys views over the front garden and valley. There is ample room to accommodate a variety of furnishings.

The lower ground floor comprises a stylish open-plan kitchen and dining area, a WC, large under stair storage and access to the front garden. The kitchen and dining space is enhanced by a contemporary fireplace and views across the garden. Installed in 2024, the kitchen is fitted with attractive wall and base units, integrated appliances, and offers access to a separate utility room.

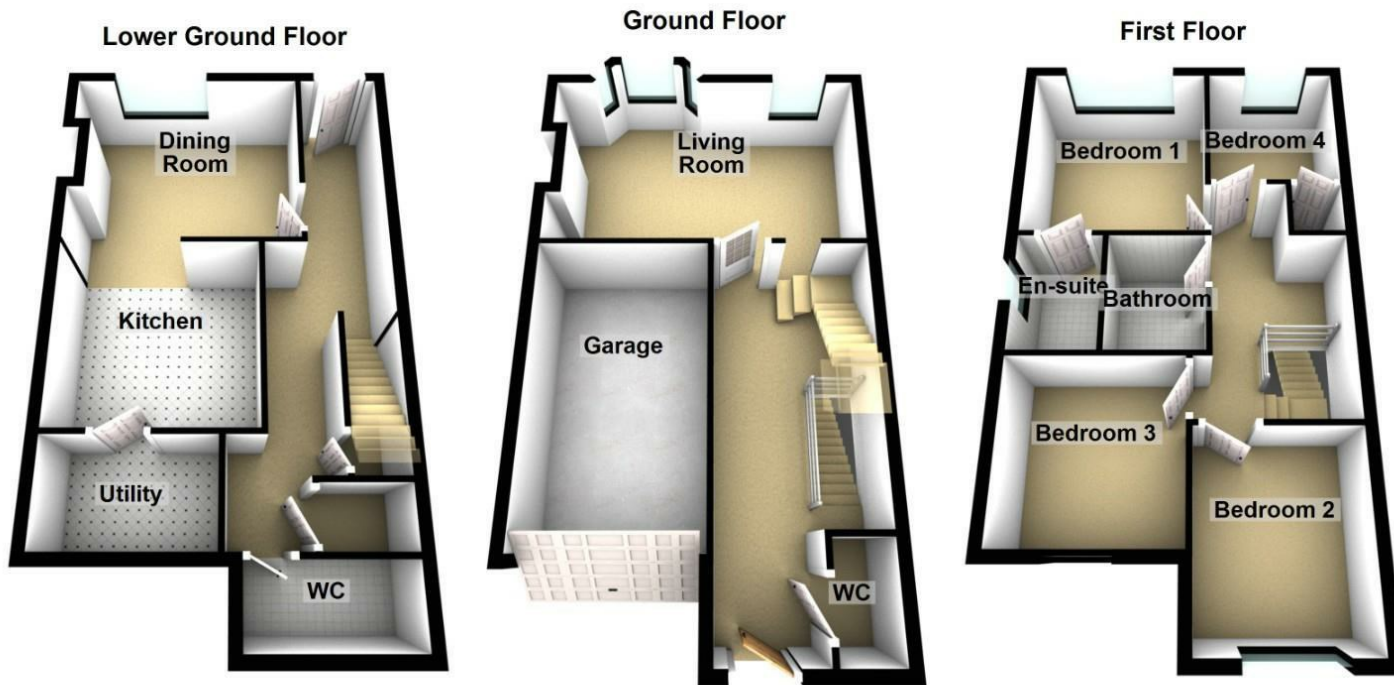
The first floor hosts three double and one single bedrooms, all offering space for additional furnishings. The principal bedroom benefits from its own en-suite facilities. The family bathroom is fitted with a bath and overhead shower, hand basin, and WC.

Externally, the property boasts an elevated, landscaped front garden with stunning views over the Simonside Hills and Coquet Valley. To the rear of the property is off-street parking via a driveway and a garage.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 152.2 sq. metres (1638.2 sq. feet)

## Measurements:

Living Room  
10'10" x 17'11"

Dining Room  
10'11" x 13'2"

Kitchen  
10'4" x 10'10"

Utility  
5'5" x 8'9"

Bedroom One  
11'1" x 10'2"

Bedroom Two  
10'0" x 8'4"


Bedroom Three  
9'4" x 9'3"

Bedroom Four  
7'9" x 7'4"

Bathroom  
6'8" x 5'3"

En Suite  
4'7" x 6'8"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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