

# BRUNTON

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## RESIDENTIAL



**NEW HOUSES, CHOLLERFORD, HEXHAM, NE46**

Offers In The Region Of £600,000

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Brunton Residential is thrilled to present this exceptional stone-built four-bedroom link-detached family home, ideally located in the highly sought-after New Houses Development in the popular village of Chollerford. Built in 2019 by a reputable local developer, Bath House has been thoughtfully designed to suit contemporary family living.

Finished to very high standards throughout, the property offers flexible living space, including two reception rooms, a bright dual-aspect kitchen with French doors leading to the garden, a utility room, and integral garage access. Upstairs, four well-proportioned bedrooms include two with en-suite facilities, along with a stylish family bathroom featuring both a standalone bath and a walk-in shower, ensuring practicality for family life.

Chollerford is a well-regarded area, just half a mile from Humshaugh, which offers essential amenities including an excellent primary school and village shop. The property is also just five miles north of Hexham, a vibrant market town with a wide range of independent shops, cafés, restaurants, and larger amenities, providing everything needed for day-to-day life.

Chollerford is ideally located for families with access to excellent schools. Humshaugh Primary School offers a great start for younger children, while Hexham Middle School provides a strong academic foundation for those aged 9 to 13. Queen Elizabeth High School in Hexham offers outstanding GCSE and A-Level courses, known for its academic excellence and strong extracurricular opportunities. All three schools are easily accessible, making Chollerford a prime location for families.

The A69 provides strong transport links and easy access to the surrounding area, including Newcastle and Carlisle.

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The internal accommodation comprises: a welcoming entrance hallway, with a useful storage cupboard immediately to the right. Further along the hallway, to the left, is a spacious dual-aspect living room featuring a fireplace and excellent natural light, creating an inviting reception space. To the right of the hallway is a convenient ground-floor WC.

At the end of the hallway is a second reception room, complete with stairs leading up to the first-floor landing and an under-stairs storage cupboard, to the right is a useful utility room, which benefits from an external door to the rear garden and internal access to the integral garage. To the rear of the property is a superb open-plan kitchen, which is dual aspect and flooded with natural light. French doors provide direct access to the rear garden. The kitchen is modern and well equipped with integrated appliances including an oven and hob, complemented by granite worktops and an extensive range of floor and wall units offering generous storage and preparation space.

To the first floor, the landing provides access to four well-proportioned bedrooms. The master bedroom enjoys a walk-in wardrobe and en-suite bathroom, while a second front-facing bedroom also benefits from en-suite facilities. The remaining two bedrooms are served by a well-appointed family bathroom comprising tiled flooring, a large walk-in shower, WC, wash basin and standalone bath.

Externally, the front of the property has been extended to provide a driveway offering off-street parking for approximately three vehicles. To the rear is a generous enclosed garden featuring a block-paved seating area with gravel borders, leading to a raised lawn bordered by mature shrubs and hedging.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C

