

BRUNTON

RESIDENTIAL



CROFTS WAY, CORBRIDGE, NE45

Price Guide £465,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well-presented three-bedroom semi-detached bungalow offering flexible and well-balanced accommodation, ideally suited to family living. The property benefits from a practical layout, generous room sizes and a bright, welcoming feel throughout.

The accommodation comprises a well-proportioned kitchen and a spacious living room featuring a fireplace and French doors opening into an excellent garden room, creating a bright and inviting central living space. A central hallway leads to three well-sized bedrooms, one of which is currently used as a dining room. The property also benefits from a well-appointed family bathroom fitted with a bath, separate shower, WC and wash basin, along with a useful utility area converted from the former garage.

The Crofts is a well-established and sought-after development within walking distance of Corbridge, one of Northumberland's most picturesque and desirable villages. The village is home to a fantastic range of amenities, including independent shops, cafes, pubs, restaurants, a GP surgery, post office, and a Co-op supermarket.

Families are well served by excellent local schools, with Corbridge First and Middle Schools nearby, and Queen Elizabeth High School in Hexham providing outstanding secondary education.

Commuters will appreciate the excellent transport links, with Corbridge Railway Station offering direct services to Newcastle and Carlisle, and the A69 close by for easy road access to Hexham, Newcastle city centre, and beyond.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises an entrance vestibule with access to a WC and stairs rising to the first floor. This leads into a spacious living room featuring a character fireplace and French doors opening into a bright garden room, which in turn provides direct access to the garden. From the living room, a central hallway offers access to three well-proportioned rooms, two of which benefit from built-in wardrobes. These rooms are currently arranged as two bedrooms and a dining room but offer flexibility to suit individual requirements. There is a well-appointed family bathroom fitted with a shower, bath, WC and wash basin. Adjacent to the bathroom is the kitchen, which is equipped with a range of wall and base units and leads through to a practical utility area, formerly the garage.

Stairs rise to the first-floor landing, providing access to two additional storage rooms.

Externally, the property benefits from a driveway providing off-street parking for two to three vehicles. The rear garden wraps around the home and is mainly laid to lawn, with paved patio seating areas. It is enclosed by timber fencing and enhanced by mature shrubs and trees, creating an attractive and private space ideal for family life and entertaining.



BRUNTON

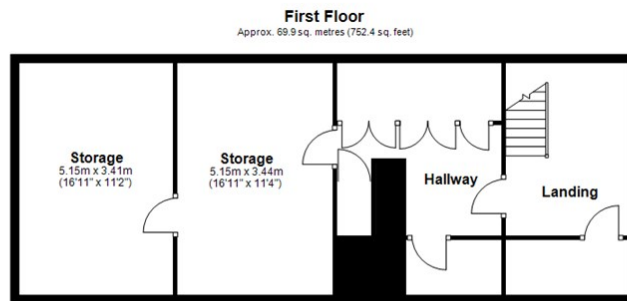
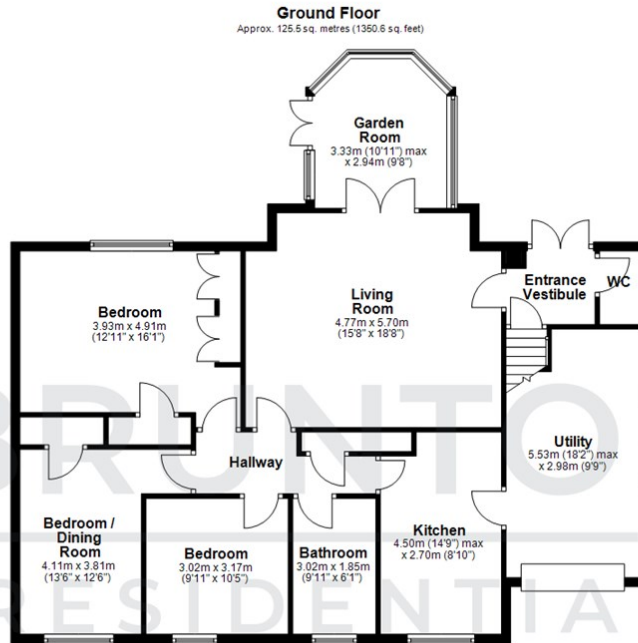
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 195.4 sq. metres (2103.0 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	