

BRUNTON

RESIDENTIAL



GLEBELANDS, CORBRIDGE, NE45

£375,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



This beautifully presented three-bedroom semi-detached home offers contemporary living in one of Northumberland's most sought-after villages. Thoughtfully updated and extended to a high standard and is perfectly positioned within a popular residential estate.

The ground floor features a welcoming entrance hallway leading to a stylish living room complete with a feature fireplace and bespoke media wall. To the rear, a stunning open-plan kitchen and dining area showcases a vaulted ceiling with Velux windows, flooding the space with natural light. Additional ground-floor highlights include a modern shower room, a practical utility area, and internal access to the garage.

Upstairs, there are three bedrooms and a contemporary family bathroom finished to a high standard. Externally, the property benefits from off-street parking, an integral garage, and a low-maintenance rear garden.

Situated in the highly desirable village of Corbridge, this home enjoys a wonderful community atmosphere and easy access to an excellent range of local amenities including independent shops, cafés, restaurants, and essential services. Families are well served by outstanding local schools such as Corbridge Church of England First School, Corbridge Middle School, and Queen Elizabeth High School in nearby Hexham. Transport connections are excellent, with Corbridge Railway Station offering regular services to Newcastle and Carlisle, while the nearby A69 provides convenient access by road. Beautiful riverside walks and open countryside are just moments away, making this an ideal home for those seeking both modern comfort and a relaxed village lifestyle.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entry, you are welcomed by a spacious and bright entrance hallway with stairs leading to the first floor.

To the front, the living room offers a contemporary and inviting feel, featuring new carpets, a stylish media wall, a feature fireplace, and ambient lighting, creating a sophisticated and comfortable space for relaxation. French doors lead through to the stunning kitchen-diner.

Positioned to the rear of the property, the kitchen-diner is a true standout feature, designed with both style and functionality in mind. The vaulted ceiling with Velux windows enhances the sense of space and light, while the high-quality fitted cabinetry is complemented by tiled splashbacks and integrated appliances, including a double oven, fridge-freezer, induction hob, and dishwasher. The breakfast bar provides additional seating, and there is ample space for both dining and living areas. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The ground floor also includes a modern shower room with a walk-in shower and stainless steel towel rail, a convenient utility area, and internal access to the garage.

Upstairs, the property offers three well-presented bedrooms, two generously sized doubles and a further well-proportioned smaller bedroom. The landing is notably spacious, adding to the open and airy feel of the home. The family bathroom is fitted with a modern suite comprising a bath with shower over, wash basin, and WC.

Externally, the property benefits from a newly paved driveway providing off-road parking for up to three vehicles, along with an integral garage offering further parking or storage options. The rear garden has been designed for easy maintenance, featuring astro turf, paved seating areas, and secure fenced boundaries.



BRUNTON

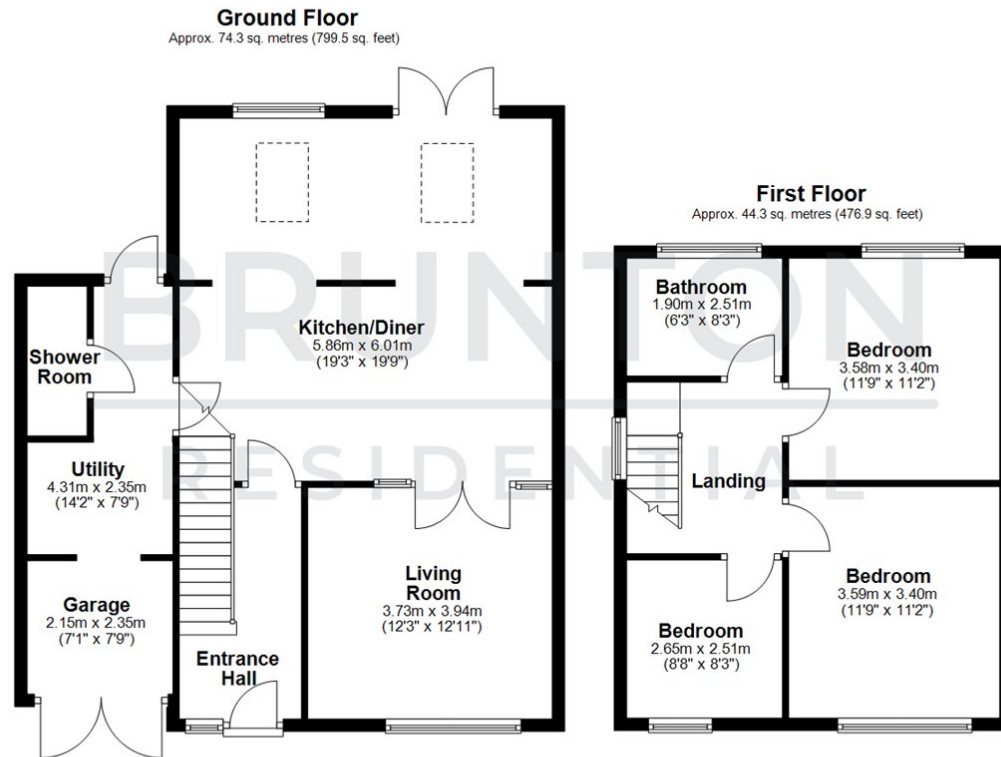
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



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 | | 74 | 79 |
| (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 | |