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SPRINGFIELD, OVINGTON, PRUDHOE, NE42 6EH

Offers Over £450,000

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Well-presented five-bedroom detached home located in Springfield, Ovington, Prudhoe

The property is arranged over two storeys and includes a lounge, sun room and dining area forming a connected living space, along with a kitchen and a convenient WC on the ground floor. The upper level provides five bedrooms all with fitted wardrobes, a family bathroom and a separate shower room. Externally, there is a rear garden backing onto open fields, along with a double driveway and garage.

Situated on a corner plot within a quiet cul-de-sac, this property offers an ideal setting for family living. The area benefits from excellent transport links, making it convenient for commuters, with easy access to road and rail networks as well as the airport. Well-regarded local schools are nearby, adding to its family appeal.

Further advantages include solar panels with battery storage, enhancing energy efficiency, along with an EV charging.

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As you enter the property, you step into a spacious entrance hallway. To the right there are two doors, the first door opens into a useful downstairs WC, the second door opens to a well-proportioned storage cupboard used as a cloakroom. Beyond the cloakroom on the right are the stairs to the first floor.

There is a door on the left leading to the spacious dual aspect living room, with a large window to the front, and sliding doors to the rear allowing lots of natural light to flood the room. There is a handy storage cupboard under the staircase, and the final door leads through to the dining room to the rear of the property. Both the living room and dining room lead through to the sun room, which has large uPVC windows, letting plenty of natural light in, and a door leading to the rear garden. The sun room runs the full width of both the living and dining rooms creating a useful space to entertain or spend time with friends and family.

From the dining room, there is a door leading to the modern fitted kitchen, which features a range of wall and base units, with integrated appliances, and kickplate level lighting to enhance the appearance of the kitchen. A door in the kitchen leads into the double garage, which offers ample space, and features an electric charging point on the external wall. A second door in the kitchen leads to the side of the property, and grants access to both the front and rear gardens.

When travelling up to the first floor, the staircase splits left and right. To the left, the property features a landing with doors leading to bedrooms two, three and four, with bedrooms two and three being doubles and bedroom four being a large single room. The family bathroom is also located on this landing, and is fully tiled and fitted with a P-shaped bath with shower over, toilet and sink with vanity unit, and spotlights. All of these bedrooms benefit from built-in wardrobes.

Travelling to the right at the head of the stairs leads to a second landing, this landing has doors leading to bedrooms one and five, and bedroom 5, currently used as an office, featuring a dormer window to increase headspace, and provide ample space for a single bed and bedroom furniture. Bedroom one features built-in wardrobes. This landing also provides access to a shower room, featuring a walk-in shower, toilet and sink.

The property is positioned in a cul-de-sac on a corner plot. There are good transport links making it suitable for families - nearby schools are rated good- and those commuting to surrounding areas, being close to road and rail networks as well as the airport. Additional benefits include solar panels with battery storage, and an EV charging point.



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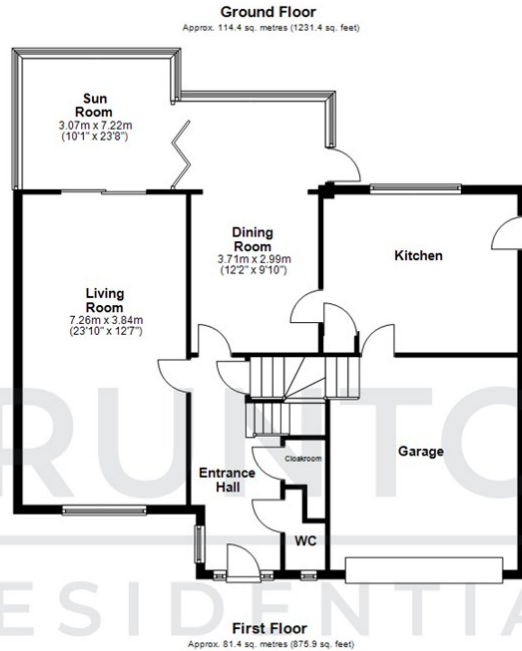
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	95
(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	