

# BRUNTON

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RESIDENTIAL



**AYDON DRIVE, NE45**

**Offers Over £325,000**

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Brunton Residential are thrilled to present this superb, extended three-bedroom semi-detached home, ideally located on a quiet residential street within Aydon Drive. Aydon Drive is part of a highly sought-after residential development, tucked away just off Aydon Road in the picturesque village of Corbridge, widely regarded as one of Northumberland's most charming and desirable villages.

Situated just off the A69, Corbridge lies approximately 18 miles west of Newcastle upon Tyne and 4 miles east of Hexham. The village offers a range of independent shops, cafés, bars and restaurants, along with riverside walks. Families are well supported by excellent schooling nearby, including Corbridge First School and Corbridge Middle School, with highly regarded secondary education at Queen Elizabeth High School in Hexham. Transport links are strong, with Corbridge railway station providing direct services to Newcastle and Carlisle, and the nearby A69 offering convenient road access to Hexham, Newcastle, Carlisle and beyond.

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The property offers well-presented and thoughtfully arranged accommodation throughout. Upon entering, you are welcomed by a bright entrance hallway with stairs rising to the first floor and access to both the living and dining rooms. The living room is situated at the front of the property and features a charming bay window and a fireplace, creating a warm and inviting space. To the rear, the dining room enjoys views over the garden through a large window and opens seamlessly into the kitchen.

The extended kitchen is fitted with a range of base and wall units, complemented by Velux windows that flood the space with natural light. Sliding doors provide direct access to the enclosed rear garden, enhancing indoor-outdoor living. There is ample space for appliances, along with a stainless steel sink and mixer tap. A convenient WC is located just off the kitchen, and there is also integral access to the garage.

Upstairs, the first-floor landing leads to three bedrooms, a separate WC, and the family bathroom. The main bedroom is a generous double room featuring a bay window and fitted wardrobes. The second bedroom is another well-proportioned double overlooking the rear garden, while the third bedroom is a single room, ideal as a study or nursery. The family bathroom is fitted with a bath with a shower over and a wash hand basin.

Externally, the property benefits from a front garden with a driveway providing off-road parking and access to the garage. The rear garden is enclosed and mainly laid to lawn, with a paved patio area, mature planting, and a greenhouse.



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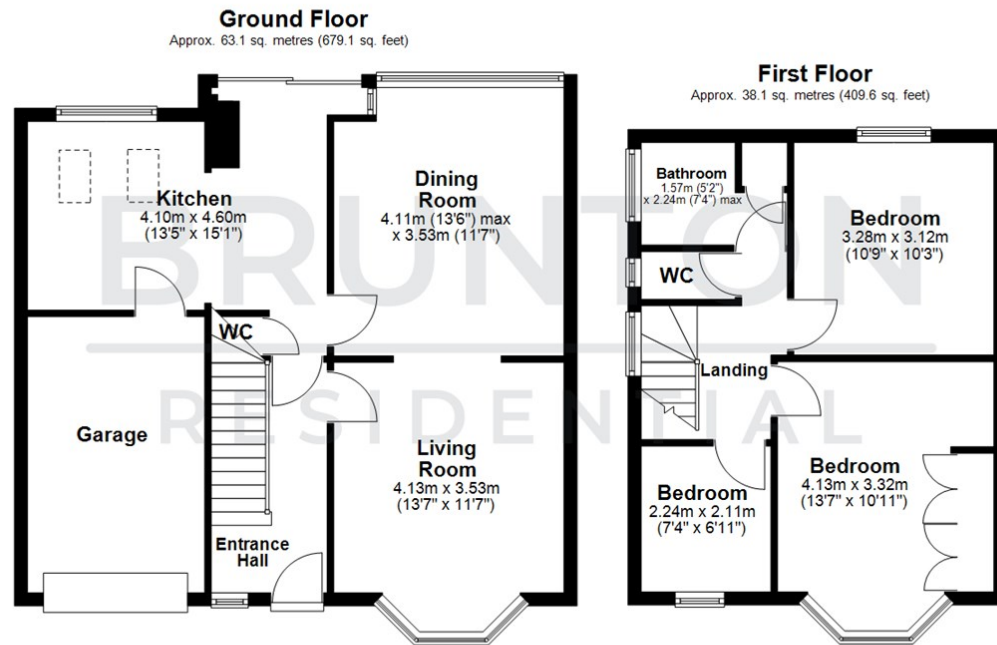
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 101.1 sq. metres (1088.8 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
		70	77
England & Wales		EU Directive 2002/91/EC	

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