

# BRUNTON

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RESIDENTIAL



**CORCHESTER AVENUE, CORBRIDGE**

Offers Over £600,000

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Brunton Residential are delighted to present this well-presented and extended stone-built end-terrace home, offering four bedrooms and located on Corchester Avenue, one of Corbridge's most desirable roads.

Positioned at the end of a quiet lane, the property enjoys a peaceful and private setting, just a short walk from Corbridge's village centre. Corchester Avenue is well regarded for its convenient access to local shops, cafés, and schools, making it a popular choice for families and professionals alike.

Corbridge also benefits from strong transport links, with a local train station offering regular services to Newcastle and Carlisle, and easy access to the A69 for travel throughout the region.

Homes of this type and in this location are rarely available, and early viewing is strongly advised.

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This charming property is full of character, offering a wealth of original features and spacious, thoughtfully designed living areas.

The accommodation begins with a welcoming vestibule, featuring beautiful Victorian mosaic floor tiles, which leads into a bright and spacious entrance hall. Here, you'll find stairs to the first floor, a large understairs storage cupboard, and an additional cupboard at the base of the staircase.

To the front of the home is a generously sized lounge, flooded with natural light from a walk-in bay window. This elegant room boasts original sash windows and a stunning period fireplace with an original marble surround and open fire.

At the rear, the property has been extended to create an impressive open-plan kitchen and dining area. With polished wooden flooring throughout and another period fireplace set within an inglenook, this space offers the perfect blend of modern living and period charm. The new extension includes a vaulted ceiling with Velux windows, creating a bright and airy dining area with space for sofas.

The well-appointed kitchen is fitted with high-quality worktops and includes integrated appliances such as a fridge freezer, oven, extractor fan, and a four-ring hob. A door leads to a separate utility room, complete with a stainless steel sink and mixer tap, space for appliances, an integrated dishwasher, and access to the rear garden.

Upstairs on the first floor are three generously sized bedrooms. Two of the rooms include bespoke wooden built-in wardrobes, and one features an en suite shower room. The third bedroom is currently used as a home office but offers flexible use. A stylish family bathroom serves this floor, fitted with a bath, walk-in shower, and washbasin.

The second floor is home to a spacious principal bedroom, thoughtfully designed by the current owners. It includes built-in storage within the eaves, a walk-in dressing room, and a private en suite shower room.

Externally, the home benefits from a charming town garden to the front with a neatly maintained patio area and potted shrubs. As an end-terrace, the property also enjoys additional space to the side. To the rear, there is private off-street parking for up to three vehicles.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



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			
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	