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AQUILA DRIVE, HEDDON-ON-THE-WALL, NE15

Offers In Excess Of £389,950

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An Immaculately Presented Three-Bedroom Semi-Detached Bungalow, located in the sought after village Heddon-On-The-Wall. This beautifully extended and tastefully decorated three-bedroom semi-detached bungalow offers spacious and contemporary living throughout, set within a quiet and sought-after residential location.

The property features a stunning open-plan kitchen and garden room with a vaulted glass roof and bi-folding doors opening onto the rear patio and garden, creating a bright and airy living space perfect for both relaxing and entertaining.

Heddon-on-the-Wall is a picturesque Northumberland village just 9 miles from Newcastle, families benefit from Heddon St Andrew's C of E Primary School, rated Good by Ofsted, with secondary options like Ponteland High and Queen Elizabeth High in Hexham nearby. Transport links are solid, with quick access to the A69 for commuting, regular bus services to Newcastle and Hexham, and Wylam Station just a short drive away for rail travel.

This property enjoys the best of both worlds: countryside living with all the convenience of modern amenities.

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A welcoming porch sets the tone for this exceptional home, offering space for coats and shoes and finished in a calming neutral palette with high-quality tiling. This leads into a wooden-floored hallway providing access to all principal rooms.

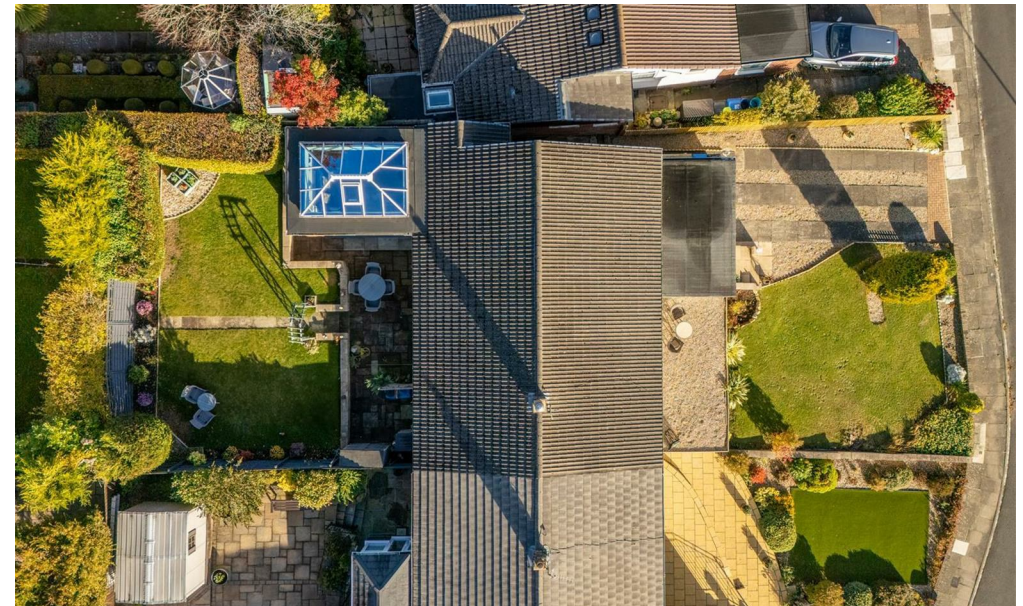
To the front, the lounge radiates warmth and charm, with a large bay window that fills the space with natural light. A log-burning stove is set into a contemporary fireplace with an oak mantle, complemented by tasteful décor that creates an inviting atmosphere.

The heart of the home is undoubtedly the stunning rear extension, a light-filled, open-plan space designed for both everyday living and entertaining. The kitchen features premium cabinetry, integrated double ovens, wine storage, and a central island with breakfast bar seating. The adjoining garden room boasts a dramatic glass lantern roof and full-width bi-fold doors that open onto the rear patio, effortlessly blending indoor and outdoor living. Designer wallpaper, stylish furnishings, and modern flooring complete the space, offering a bright, uplifting ambiance all year round.

All three bedrooms are generously sized doubles, each beautifully presented with large windows overlooking the gardens, ensuring an abundance of natural light.

The luxurious bathroom delivers a spa-like experience, featuring a freestanding bath, walk-in rainfall shower with elegant gold fittings, and refined tiling. This space has been thoughtfully designed to balance both comfort and style.

Outside, the property is set behind a neatly landscaped front garden with mature shrubs, a seating area, and a driveway leading to the attached garage, providing ample off-street parking. The rear garden is a true highlight: fully enclosed for privacy, it includes manicured lawns, mature hedging, and several seating areas ideal for alfresco dining or relaxing in the sun. The patio, accessed directly from the garden room, creates a superb entertaining area enhanced by soft outdoor lighting and decorative planting.



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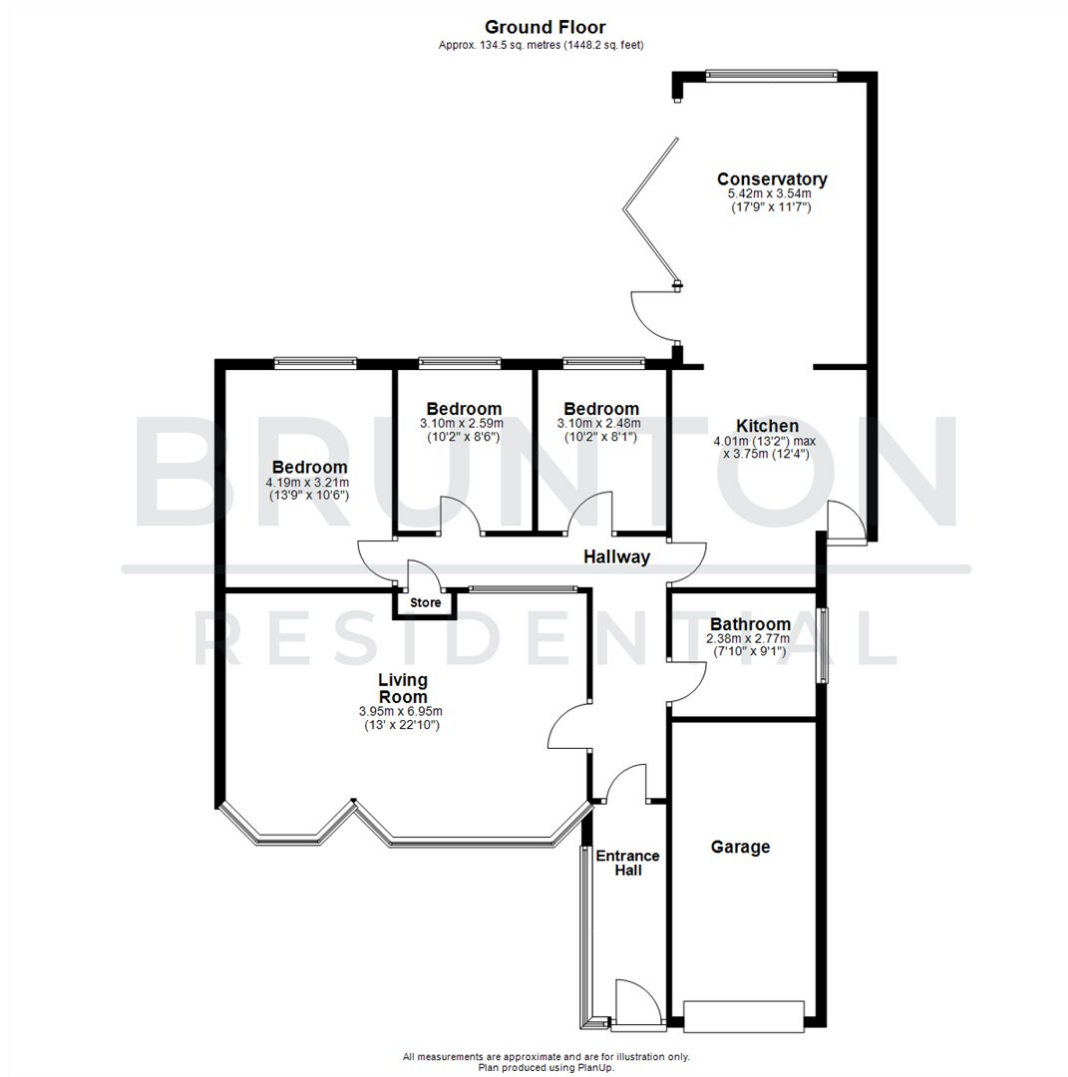
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		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			
		EU Directive 2002/91/EC	