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FIELD CLOSE, COTTIER GRANGE, PRUDHOE, NE42

£315,000

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Beautifully presented, three-bedroom detached home on Field Close within the sought-after Cottier Grange development in Prudhoe, offering stylish accommodation and garage. The plot is larger than average for Cottier Grange, offering generous front and rear gardens. It is superbly positioned in a quieter part of the development, set away from the main road, providing a more peaceful setting.

The property features a spacious living room and a contemporary kitchen/diner with integrated appliances and French doors opening onto the garden. Upstairs are three bedrooms, including a main bedroom with fitted wardrobes and an en-suite, and a family bathroom. Outside, there is a driveway, a garage, and a landscaped rear garden.

Field Close forms part of the popular Cottier Grange development, well placed for families and professionals. Prudhoe town centre offers supermarkets, independent shops, cafés, restaurants, healthcare facilities, and well-regarded schools, while nearby leisure facilities, Prudhoe Castle, riverside walks, and surrounding countryside provide plenty to enjoy. Prudhoe railway station, regular bus services, and the A69 offer excellent connections to Newcastle, Hexham, and the surrounding area, making this a fantastic location for commuters and family life.

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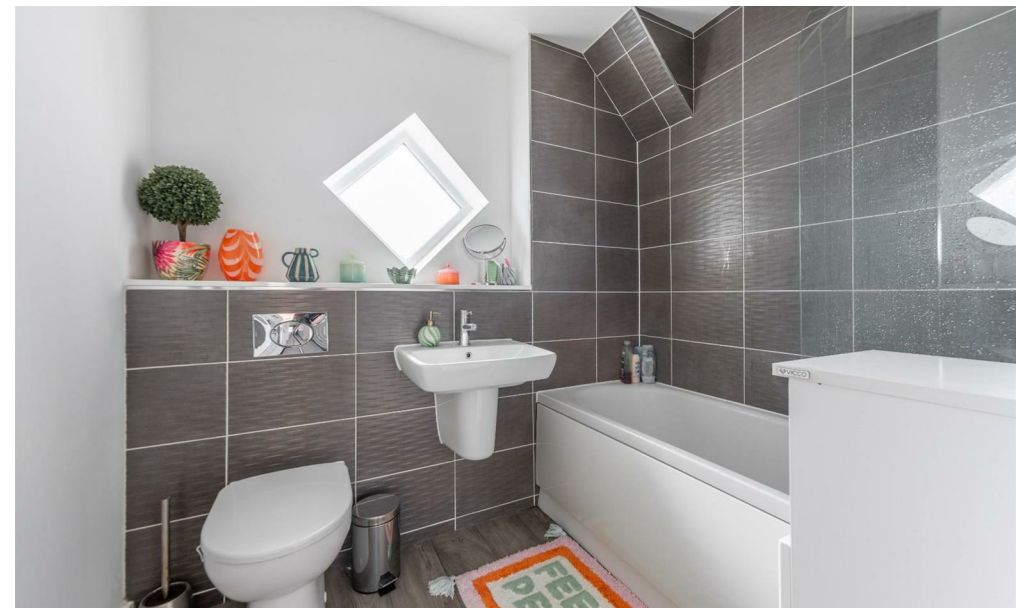
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The internal accommodation comprises: a welcoming entrance hall with useful under-stairs storage and a convenient WC. Stairs lead up to the first floor, while internal doors provide access to the living room, kitchen and dining room. The living room is beautifully presented with soft carpeting, a large front-facing window and generous proportions, creating a comfortable space to relax.

To the rear, the stunning kitchen and dining room features sleek contemporary fitted units, contrasting work surfaces, an integrated double oven, an integrated microwave, an induction hob, an extractor, recessed lighting, tiled flooring, and ample storage. The spacious dining area comfortably accommodates a large table and seating area, while French doors and a rear window fill the room with natural light and provide direct access to the garden.

Stairs lead up to the first-floor landing with built-in storage, providing access to three bedrooms and the family bathroom. The main bedroom benefits from fitted wardrobes and a stylish en-suite with a walk-in shower, contemporary tiling, a pedestal wash basin, WC, and a heated towel rail. The second bedroom is a generous double, while the third is a well-proportioned single. The family bathroom comprises a panelled bath with shower over, pedestal wash basin, WC, contemporary tiling, wood effect flooring, and a feature window.

Externally, the property occupies a corner plot with an open front lawn, a block-paved driveway leading to the detached garage, and gated side access. The enclosed rear garden is beautifully maintained with a generous lawn, paved patio, timber pergola seating area, established planting, decorative brick pillars, and timber boundary fencing, providing an excellent space for relaxing and entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B

