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## Stone Halt, Haydon Bridge, NE47 6JY

Offers Over £320,000

Immaculacy Presented & Stylish Semi-Detached Modern Home Boasting a Wonderful Open Plan Living/Dining and Kitchen Space, Utility Room, Four Good Sized Bedrooms, Family Bathroom plus En-Suite, Landscaped Rear Gardens, Off Street Parking & Garage!

This excellent, semi-detached modern family home is ideally located at Stone Halt, Haydon Bridge. Stone Halt, which was originally constructed back in 2020, is a delightful development of 5 modern homes that was built upon the site of the old village fire station by Bradley Homes.

Haydon Bridge is an attractive and historic village, which is perfectly located only 6 miles from the beautiful market town of Hexham and sits on either side of the River South Tyne. This desirable village enjoys two bridges, including the original stone-built bridge, which offers pedestrian access to the four local public houses and local shops and amenities.

The property is also placed directly opposite Haydon Bridge Railway Station providing superb transport links throughout the Tyne Valley, into Newcastle City Centre and throughout the region.

The internal accommodation comprises: Entrance Hall with stairs leading to the first floor and access to utility room and ground floor guest cloakroom with WC | A door then leads into a wonderful, open plan living/dining and kitchen space with a lovely kitchen/breakfast room with integrated appliances and breakfast bar. The kitchen is then open to the living and dining space with store cupboard and French doors leading onto the rear terrace and gardens.

The stairs then lead up to the first floor landing and give access to four good sized bedrooms | Bedroom one is a comfortable double room with south facing window, fitted storage and access to an en-suite shower room | Bedroom two is also a comfortable double bedroom with south facing window | Bedroom three is a smaller double room with a window overlooking the rear gardens and is currently being utilised as a nursery | Bedroom four is currently laid out as study, again with window over-looking the rear gardens | The first floor also provides access to a well-presented family bathroom with three-piece suite.

Externally, the property enjoys a front garden with stone walled boundaries and steps leading up to the front door. There is also a block paved driveway, which is positioned to the side of the property with access to a

single garage with storage.

To the rear is a lovely family garden, which is laid mainly to lawn, with fenced boundaries, a paved patio seating area, raised and decked entertaining area and a door leading into the garage.

Well-presented throughout, with air source heat pump heating system and double glazed timber windows, this superb semi-detached family home simply demands an early inspection and viewings are strongly advised.

## ON THE GROUND FLOOR

### Hallway

### Kitchen/Diner

26'4" x 9'8" (8.03m x 2.95m)

Measurements taken at widest points.

### Lounge

15'11" x 15'5" (4.86m x 4.69m)

Measurements taken at widest points.

### Utility

5'0" x 7'8" (1.52m x 2.34m)

Measurements taken at widest points.

### WC

### Garage

## ON THE FIRST FLOOR

### Landing

### Bedroom

14'1" x 9'8" (4.29m x 2.94m)

Measurements taken at widest points.

### En-suite

5'2" x 6'8" (1.58m x 2.05m)

Measurements taken at widest points.

### Bedroom

7'5" x 9'8" (2.26m x 2.94m)

Measurements taken at widest points.

### **Bedroom**

12'4" x 11'7" (3.77m x 3.52m)

Measurements taken at widest points.

### **Bedroom**

11'10" x 8'0" (3.61m x 2.44m)

Measurements taken at widest points.

### **Bathroom**

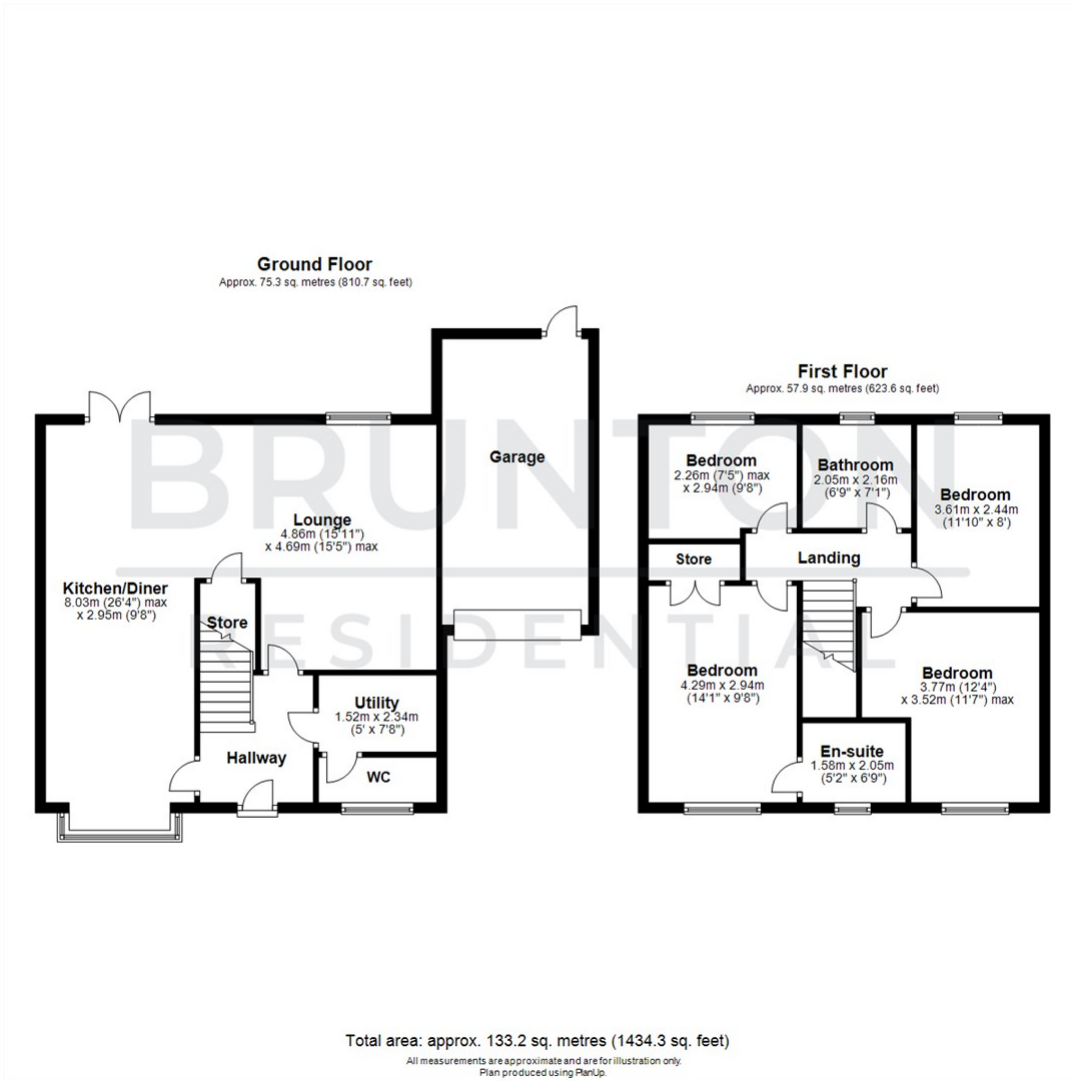
6'8" x 7'1" (2.05m x 2.16m)

Measurements taken at widest points.

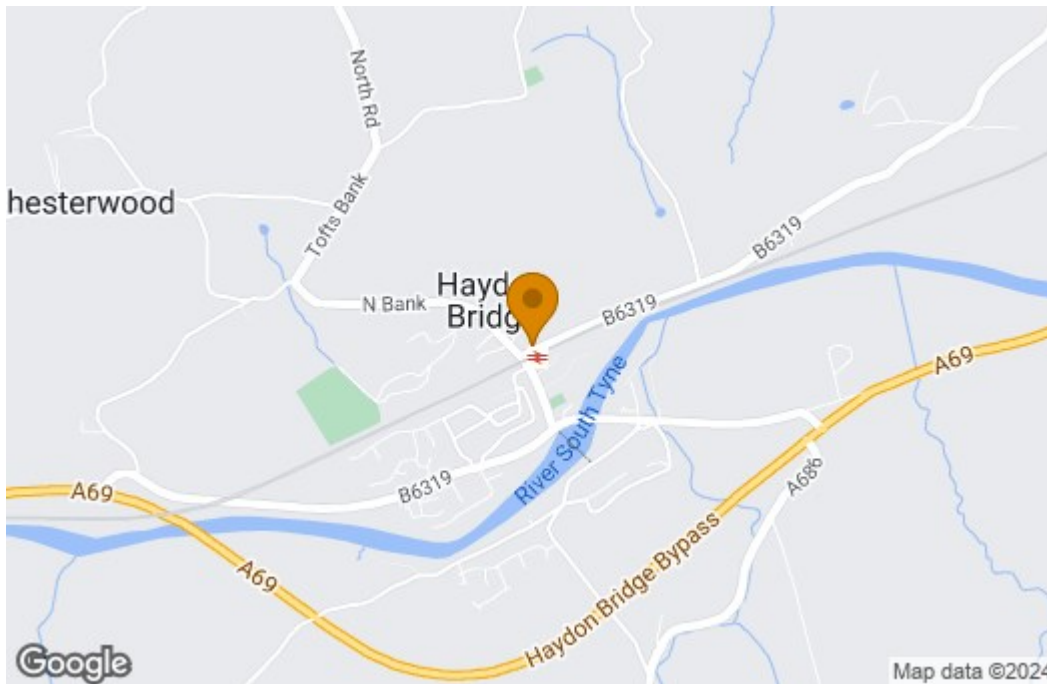
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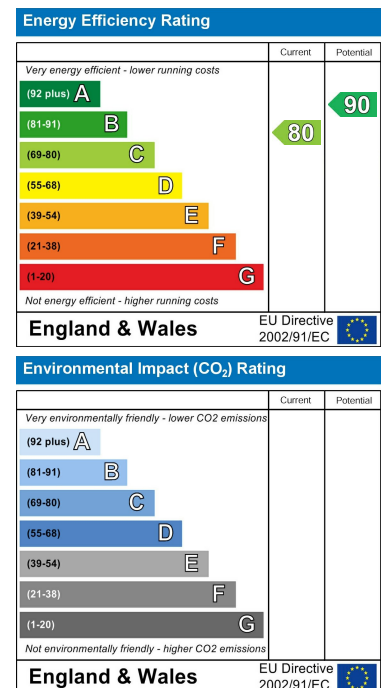
## Floor Plan



## Area Map



## Energy Efficiency Graph



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