

# BRUNTON

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## RESIDENTIAL



**BELMONT GARDENS, HAYDON BRIDGE, NE47**

**Offers Over £410,000**

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Superb & Extended Stone Built Semi-Detached Family Home Boasting Spectacular Open Aspect Views with Two Excellent Reception Rooms, Extended Kitchen/Diner, Four Bedrooms, Contemporary Re-Fitted Family Bathroom, Basement, Off Street Parking for Two Vehicles & Delightful South Facing Lawned Gardens.

Brunton Residential are delighted to present this well presented and spacious semi-detached period home which is perfectly situated on Belmont Gardens, Haydon Bridge. Belmont Gardens, which is placed just off from North Bank, is ideally located to provide easy access into Haydon Bridge itself with excellent local amenities, including the Co-Op, excellent local schooling and several public houses.

The property is also positioned only a short walk from Haydon Bridge Railway Station providing excellent links into Hexham and throughout The Tyne Valley. Further road transport links are also located nearby, with access to to the A69 offering links into Newcastle City Centre to the East and Carlisle to the west.

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The internal accommodation comprises: Spacious entrance hall that leads into two inviting reception rooms. The lounge is located to the front of the property and enjoys a period fireplace and views out over the front gardens and coving.

To the rear of the home, a door leads into a beautiful family room, which enjoys an Inglenook fireplace and wood-burning stove with window overlooking the rear courtyard. A door from the family room then leads into a useful boot room with fitted storage and door leading to a staircase which descends to the basement, offering versatile additional space. To the very rear of the ground floor is a generously sized kitchen/diner, which benefits from integrated neff cooking appliances, granite work-surfaces with ample counter space, breakfast bar and two doors that open to the rear of the property.

The stairs then lead up to first floor and gives access to three bedrooms, two of which are generously proportioned and feature their own cast iron fireplaces and fitted wardrobes. Bedroom three is a smaller room/nursery. The first floor also provides a recently re-fitted, well-appointed bathroom with three piece suite, which conveniently serves all three rooms.

To the second floor, which has been extended, the stairs then lead up to a further double bedroom space (bedroom four) which benefits from Velux windows and superb views over the valley and towards Haydon Bridge and The River Tyne.

Externally, the property benefits from a beautiful and extensive, south facing front garden, with an abundance of well stocked borders, two entertaining terraces, combining both lovely paved and lawned areas, with hedged boundaries and gravelled walkways. To the side of the property is a double length driveway and to the very rear is a private, enclosed courtyard.

Well presented throughout, this excellent semi-detached period home simply demands an early inspection and viewing are strongly advised.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : E

