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CROFTS AVENUE, CORBRIDGE, NE45

Offers Over £375,000

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FOUR BEDROOMS – LARGE GARDEN – DESIRABLE VILLAGE LOCATION

Brunton Residential are delighted to bring to market this superb four-bedroom home, ideally located on Crofts Avenue within the highly sought-after Crofts Estate.

The Crofts is a desirable residential development nestled between Aydon Road and Newcastle Road in the picturesque village of Corbridge. Widely regarded as one of Northumberland's most charming and sought-after villages.

Situated just off the A69, Corbridge lies approximately 18 miles west of Newcastle upon Tyne and 4 miles east of Hexham. The village boasts a vibrant centre with a range of independent shops, cafes, bars, and restaurants, as well as scenic riverside walks. Excellent rail connections to both Newcastle and Carlisle are available from the nearby Corbridge railway station, making it a perfect location for commuters and families alike.

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Upon entering, you're welcomed into an entrance porch that leads into a central hallway, where you'll find a convenient WC and a utility room straight ahead. To the right, the garage has been converted into a double bedroom with an en-suite shower room and wash basin.

A short flight of stairs leads up to a stylish and well-equipped family kitchen with Amtico flooring, featuring a range of floor and wall units and integrated appliances, including an oven, dishwasher, hob with extractor fan, and a stainless steel sink with mixer tap. There is also ample space for a dining table and chairs.

The large lounge is filled with natural light thanks to two expansive windows overlooking the rear garden and is enhanced by characterful column-style radiators and attractive engineered wood flooring.

On the lower level, there is also Amtico flooring and an open-plan space currently used as a dining area, with an external door providing access to the garden. This level also leads to three further bedrooms, including a master bedroom with built-in wardrobes, which benefits from French doors opening onto a decked seating area. Another comfortable double bedroom also features built-in wardrobes, while the fourth bedroom is smaller in size, making it ideal for use as a nursery, home office, or child's room.

A family bathroom serves this level, complete with a bath, separate shower, wash basin, and WC. There is also a handy under-stairs storage cupboard.

Occupying a generous corner plot, the property enjoys larger-than-average gardens for this estate. The rear and side gardens feature a spacious lawn, decking areas, mature fruit trees, raised beds, and paved seating areas with fenced boundaries. There is also potential to extend to the side, subject to the necessary consents. The garden is south-westerly facing, enjoying sunlight throughout the afternoon.

The front provides off-street parking for two vehicles and includes a gravelled area with neatly planted herbs and smaller trees. A smaller storage space remains within the former garage.



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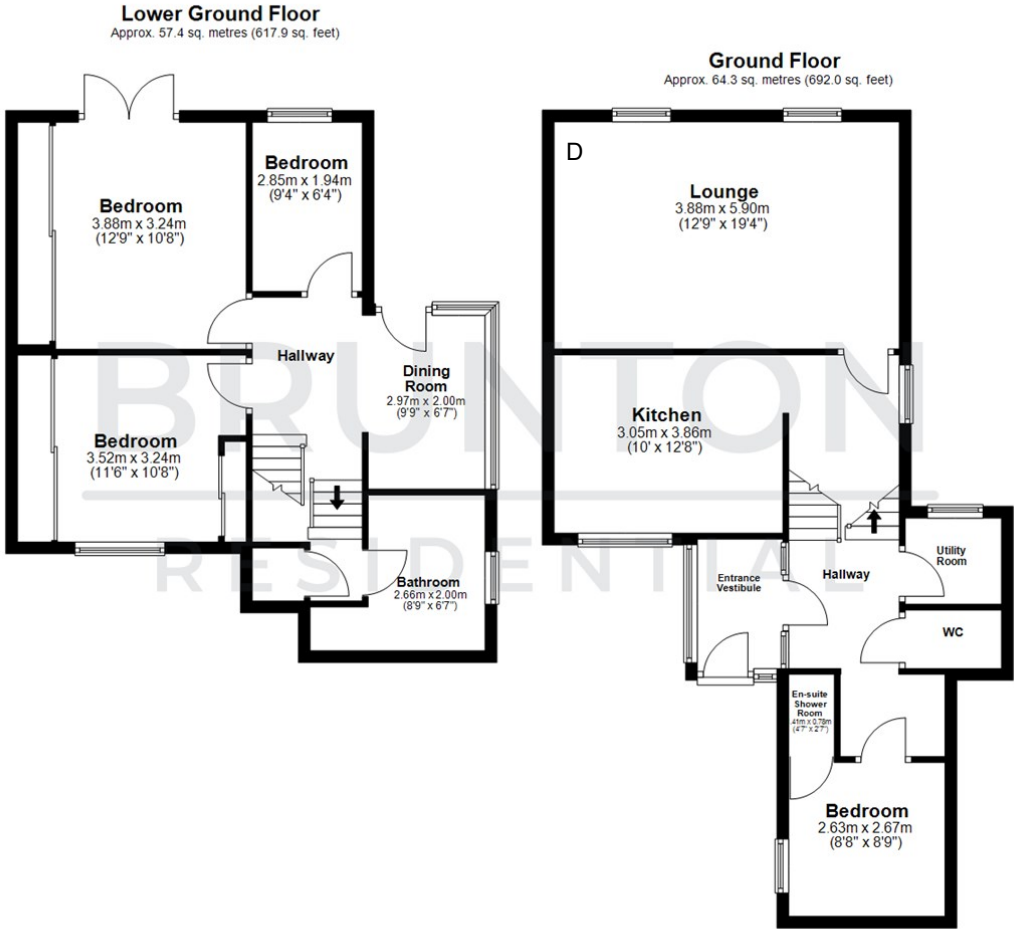
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

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) A		
(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		
England & Wales		

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		
England & Wales		