

# BRUNTON

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RESIDENTIAL



**CROFTS WAY, CORBRIDGE, NE45**

**£600,000**

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Delightful four-bedroom detached home located Corbridge, within the highly regarded Crofts Way estate, a well-established and sought-after development. The property occupies a generous and private plot, offering versatile accommodation ideal for modern family living in one of Northumberland's most desirable village settings.

The home features a welcoming entrance hall, a comfortable lounge and a superb open-plan kitchen, dining and family room with sliding doors to the rear garden, creating a bright and sociable space. Practical additions include a utility room, ground-floor double bedroom with en-suite, and three further bedrooms to the first floor served by a generous family bathroom. A large landing with useful loft access further enhances the layout.

Corbridge is celebrated for its charming village atmosphere and extensive range of amenities, including independent shops, cafés, pubs and everyday services. Families are well supported by excellent schooling nearby, including Corbridge First School and Corbridge Middle School, with highly regarded secondary education at Queen Elizabeth High School in Hexham. Transport links are strong, with Corbridge railway station providing direct services to Newcastle and Carlisle, and the nearby A69 offering convenient road access to Hexham, Newcastle, Carlisle and beyond.

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The internal accommodation is both spacious and thoughtfully arranged, offering versatile living space ideally suited to modern family life.

Upon entering the property, you are welcomed by a bright entrance hallway with a staircase rising to the first floor, creating an immediate sense of space and flow. To the right-hand side, there is a useful cloakroom area, currently providing excellent additional storage but with plumbing already in place to accommodate a WC should a purchaser wish to install one.

To the left of the hallway sits a well-proportioned lounge, a warm and inviting reception room featuring a fireplace as its focal point. Large windows allow natural light to pour in, enhancing the comfortable atmosphere and making this an ideal space for both relaxing evenings and entertaining guests.

From the lounge, the accommodation opens seamlessly into the impressive open-plan kitchen, dining and family room, undoubtedly the heart of the home. This substantial space has been thoughtfully reconfigured through the removal of an internal wall, creating a superb multifunctional environment perfectly suited to contemporary living. The kitchen itself is fitted with a comprehensive range of modern wall and base units, offering ample storage and workspace. Integrated appliances include a double oven and hob, complemented by a stainless steel sink and drainer. The layout allows for both a generous dining area and a separate seating or family space, making it ideal for everyday family life as well as social gatherings.

Sliding doors open directly onto the rear garden, allowing for excellent indoor-outdoor flow and flooding the space with natural light. This connection to the garden makes the room particularly enjoyable during the warmer months and ideal for entertaining.

Leading from the kitchen is a practical utility room, offering further worktop space along with plumbing and room for white goods. An external door provides convenient access to the rear garden, while an internal door leads directly into the garage. The garage is of a generous size, comfortably accommodating a vehicle while still allowing space for additional storage.

Also located on the ground floor is a spacious double bedroom complete with built-in storage and a modern en-suite shower room, offering flexibility as a guest suite, principal bedroom alternative, or accommodation for multi-generational living.

To the first floor, the property continues to impress with three further well-proportioned bedrooms. The master bedroom is particularly generous in size and benefits from extensive built-in storage. The remaining two bedrooms are also good-sized doubles, each enhanced by large windows that allow for an abundance of natural light. These bedrooms are served by a spacious family bathroom, fitted with a bath, overhead shower and contemporary chrome fittings.

The landing itself is notably spacious and provides access to a linen cupboard (formerly housing the water tank) as well as an additional storage cupboard containing a ladder to a substantial boarded loft space. This extensive loft area offers excellent additional storage potential and scope for further use, subject to any necessary consents.

Externally, the property occupies a large and private plot, set back and enclosed by mature hedged boundaries which create a peaceful and secluded setting. To the front, there is a private patio area - an ideal spot for morning coffee or outdoor seating. To the rear, the lawned garden is both generous and well-screened, featuring a substantial summer house that provides additional versatile space, perfect for use as a home office, hobby room or entertaining area. The established hedging surrounding the garden ensures a high degree of privacy, making it an ideal outdoor retreat.

The property further benefits from ample off-street parking, completing what is a well-balanced and highly versatile family home.



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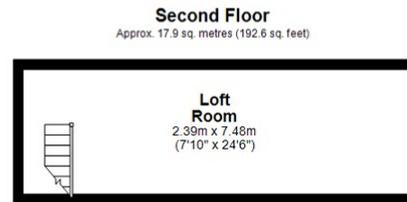
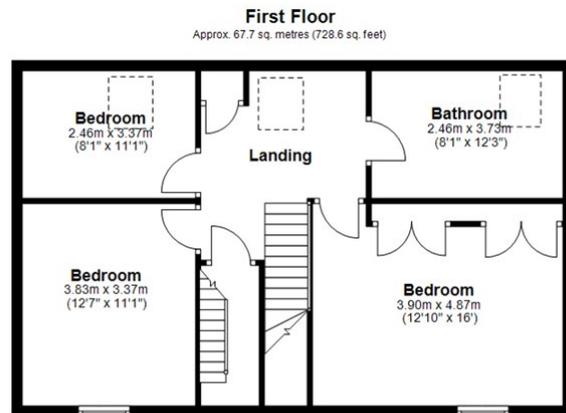
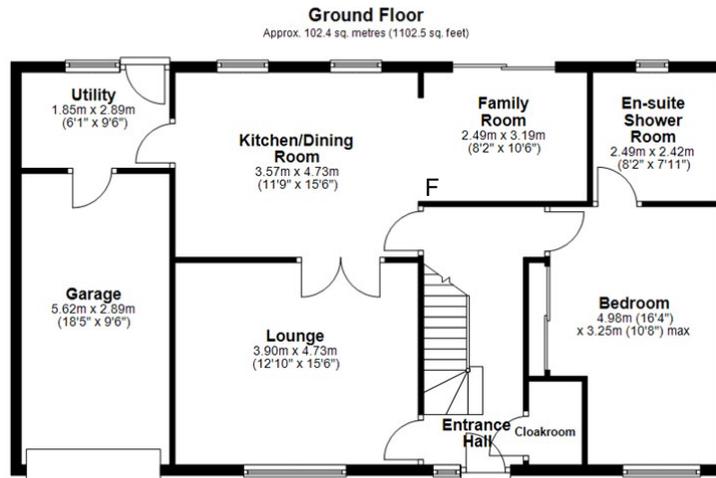
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	