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TYNE VIEW CLOSE, HAYDON BRIDGE, HEXHAM, NE47

Offers Over £300,000

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Immaculately presented four-bedroom detached home, positioned within the highly sought-after Showfield estate in Haydon Bridge. Tyne View Close is one of the most popular developments within the area, and this great home enjoys the added benefit of being positioned at the edge of the estate, offering a more private garden that isn't overlooked.

The property offers stylish and well-balanced accommodation, centred around a high-specification open-plan kitchen, dining and living space with central island and French doors opening onto the garden, alongside a spacious and elegantly presented lounge. The overall finish throughout is of a particularly high standard, with modern fittings, quality materials, and a cohesive interior design that enhances the sense of space and light.

Nestled in the picturesque Tyne Valley, Haydon Bridge is surrounded by breathtaking views of the North Pennines and the River Tyne, making it an ideal location for outdoor enthusiasts. The village boasts a range of essential amenities, including local shops, pubs, a post office, and regarded schools.

Haydon Bridge also offers excellent transport links, with a train station providing services to Hexham, Newcastle, and Carlisle, while the A69 is easily accessible for those commuting by car. The nearby market town of Hexham offers even more shopping, dining, and leisure options, alongside outstanding schools, making this location perfect for families.

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The internal accommodation comprises: an entrance hallway providing access to the main ground-floor accommodation, along with a convenient ground floor WC and stairs leading up to the first floor. To the left, there is a beautifully presented lounge featuring a large front-facing window, soft neutral décor, and a feature fireplace, creating a warm and inviting reception space.

To the rear of the property is a stunning open-plan kitchen, dining and family room/living area, forming the true heart of the home. This space has been finished to an exceptional standard, with a stylish shaker-style kitchen incorporating high-quality cabinetry, stone-effect work surfaces, and a central island with curved glass extractor above. Integrated appliances are seamlessly incorporated, and the layout has been carefully designed to maximise both functionality and visual appeal. The dining and seating areas enjoy excellent natural light, with French doors opening out onto the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining.

To the first floor, the landing gives access to four well-proportioned bedrooms. The main bedroom is particularly impressive, benefiting from fitted wardrobes and a stylish en-suite shower room finished with contemporary tiling and modern fixtures. The remaining bedrooms are all tastefully decorated, with two being rear-facing rooms enjoying far-reaching views over open countryside. The family bathroom is finished to a high standard and includes a bath with shower head, WC and wash hand basin, complemented by modern tiling.

Externally, the property benefits from a driveway providing off-road parking and access to the garage. The rear garden has been thoughtfully landscaped to create a superb outdoor space, featuring a paved patio seating area, well-maintained lawn, raised decking, and planted borders. The garden enjoys an open aspect to the rear, offering attractive views across the surrounding countryside. A detached garden room with power is also present, providing a versatile space ideal for home working, hobbies or relaxation.



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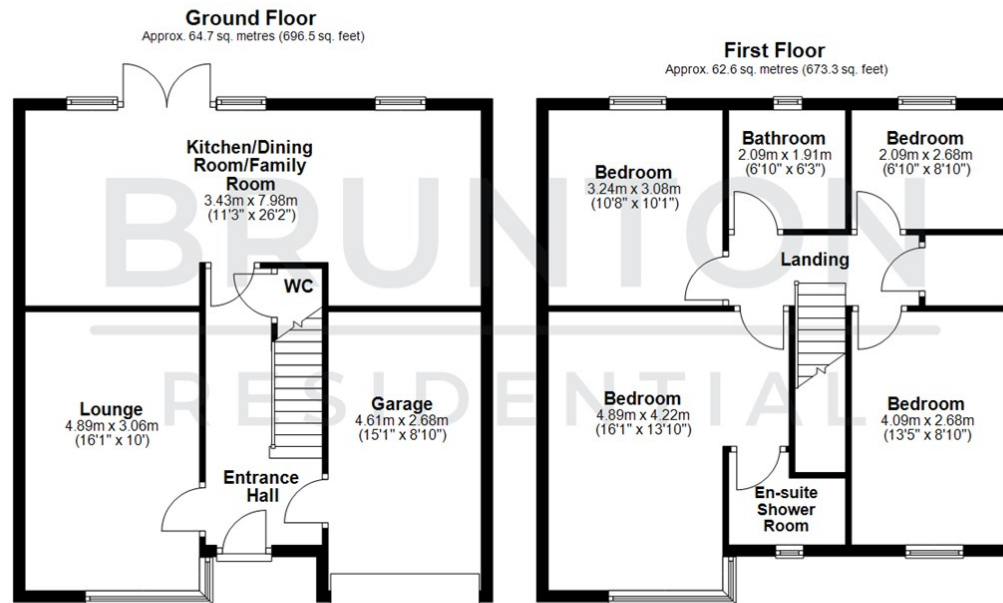
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 127.3 sq. metres (1369.8 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
	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	
Current: 76	Potential: 88
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	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	
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