

# BRUNTON

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## RESIDENTIAL



**CATTON, HEXHAM, NE47**

Offers Over £425,000

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Well-presented three/four bedroom bungalow situated in the desirable village of Catton, near Hexham. This spacious home offers flexible single-level accommodation, combining well-proportioned reception space with practical living areas and a generous rear garden, ideal for a range of buyers.

The property features a welcoming snug leading through to a central hallway, a generous living room with a feature fireplace, and a separate dining room, all enjoying front-aspect views. A fitted kitchen with adjoining utility area and WC provides access to a bright conservatory overlooking the garden. Three well-sized bedrooms, each with built-in wardrobes, are served by a family bathroom with a four-piece suite including a separate shower. Externally, the home benefits from a substantial enclosed rear garden laid mainly to lawn, creating an excellent space for outdoor relaxation and entertaining.

Located within the peaceful village of Catton, the property enjoys a rural setting while remaining conveniently positioned for access to Hexham's wide range of shops, cafés, schooling and leisure facilities. The area also benefits from good road links to Newcastle and the wider Tyne Valley, offering countryside living with strong connectivity.

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The internal accommodation comprises: an entrance vestibule that leads directly to a welcoming snug with a window overlooking the front of the property. Double doors lead to a central hallway, which gives access to a generous living room to the right. The living room enjoys a feature fireplace and views over the front of the property. Off the living room is a dining room, also with a front-aspect window. The hallway gives access to three well-proportioned bedrooms, each benefiting from built-in wardrobes. A family bathroom serves the bedrooms and comprises a four-piece suite including a shower. At the end of the hallway is a kitchen, fitted with a range of wall and base units and has a window overlooking the rear garden. Off the kitchen is a useful utility area that gives access to a convenient WC and has access to the outside of the property. The utility also has a door leading to a bright conservatory with direct access to the rear garden.

Externally, the property sits on an exceptionally large plot, one of the largest in Catton. The spacious rear garden is laid mainly to lawn and features a number of storage sheds, a greenhouse, and is fully enclosed by timber fencing. To the front, there is a substantial lawned area with mature hedged boundaries and parking for multiple vehicles. There is a large garage. Altogether, the generous grounds provide an ideal setting for both everyday family life and outdoor entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : E



Energy Efficiency Rating	
	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>	<b>74</b>
(21-38) <b>F</b>	<b>46</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
EU Directive 2002/91/EC	