

**BRUNTON**  
RESIDENTIAL



**FORSTERSTEADS, ALLENDALE, NE47**

Offers In The Region Of £475,000

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Well-presented four bedroom detached home positioned in the rural setting of Forstersteads, Allendale, offering generous accommodation and a well-balanced layout suited to family living. The property enjoys a pleasant outlook and provides excellent internal space alongside practical outdoor areas.

The home is arranged over two floors and includes a spacious living room, a separate dining room and a well-proportioned kitchen with adjoining utility room and ground floor WC. To the first floor are four well-proportioned bedrooms, with the master benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms. The property further benefits from a driveway providing off-street parking, a single garage and an enclosed rear garden.

Allendale boasts a friendly community and a range of amenities, including a supermarket, post office, butcher's shop, chemist and doctors' surgery, as well as a selection of cafés and pubs right on your doorstep. The village offers excellent schooling, such as Allendale Primary, Whitfield CofE Primary School, Haydon Bridge High School and the highly regarded Queen Elizabeth High School. In nearby Hexham, just 10 miles away, there are further amenities, including supermarkets, restaurants, cafés, healthcare facilities, and a wide range of retail and leisure options.

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The internal accommodation comprises a welcoming and spacious entrance hallway with stairs rising to the first-floor landing and a useful under-stairs storage cupboard. To the right is a generous living room, flooded with natural light from a large front-aspect window, an additional side window, and French doors opening onto the rear garden. The room further benefits from a feature fireplace with an open fire, creating a warm and inviting space.

To the rear of the hallway is a large dining room with a rear-aspect window overlooking the garden, ideal for entertaining. To the left of the hallway is a well-proportioned kitchen, fitted with an extensive range of wall and base units providing excellent storage and worktop space. The kitchen features a central island with a breakfast nook, a large front-aspect window, a Belfast sink, tiled splashbacks, and integrated appliances including a dishwasher and extractor fan, with space for a range cooker and fridge freezer. The kitchen leads through to a practical utility room with additional worktop space and plumbing for appliances, along with a door providing side access to the property. This area also gives access to a convenient ground-floor WC.

The first-floor landing leads to four excellent-sized double bedrooms. The principal bedroom benefits from built-in cupboards and a fully tiled en-suite shower room featuring a large walk-in rainfall shower. The remaining three bedrooms are all generous doubles and are served by a well-appointed family bathroom, comprising tiled flooring and walls, a bath with overhead shower, WC, washbasin, and useful storage.

Externally, the property boasts a large driveway to the front providing off-street parking for approximately four vehicles, leading to a garage, and complemented by a lawned area. To the rear, the property enjoys a superb position on the edge of the estate, with extensive gardens backing onto woodland rich in wildlife, where roe deer, squirrels, and owls can often be seen. The enclosed rear garden features timber fencing, a block-paved seating area a lawned section and a gravelled area.

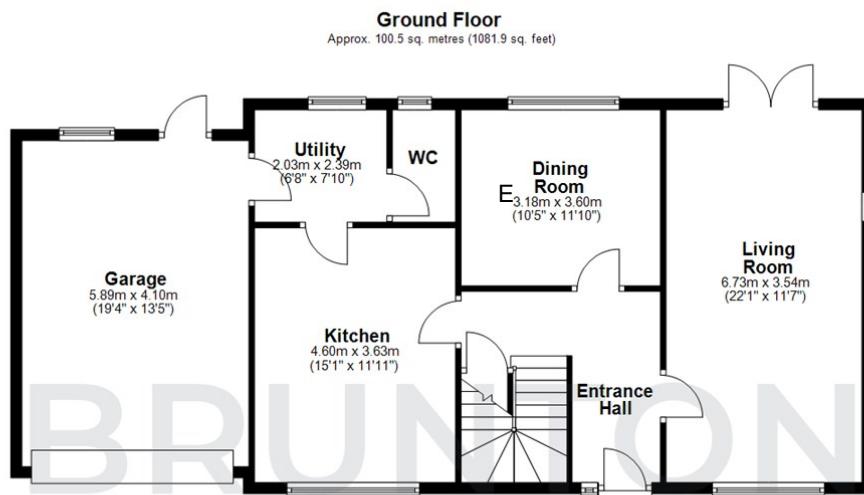


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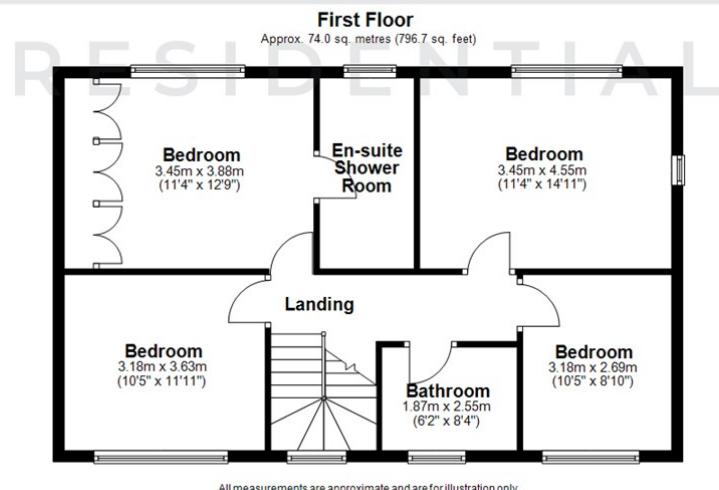
TENURE : Freehold



LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

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