

# BRUNTON

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## RESIDENTIAL



**MAIN ROAD, STOCKSFIELD, NE43**

**Guide Price £675,000**



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Beautifully Presented & Extended Modern Detached Family Home Positioned within the Delightful Village of Stocksfield, Offering a Wonderful Open Plan Kitchen/Dining & Family Space, Separate Lounge, Five Good Sized Bedrooms, Family Bathroom plus En-Suite, Gated Off-Street Parking and Enclosed Gardens to the Rear and Side.

This well presented, stone built home features a dual-aspect lounge, and an impressive and extended open-plan kitchen, dining and family space with bi-folding doors to the garden. Additional highlights include a ground-floor WC, integral garage access, and a total of five bedrooms arranged over two upper floors. The principal suite benefits from an en-suite and walk-in wardrobe, while the top floor offers two further double bedrooms and is ideal for those with older children.

Located just off from Main Road, this modern stone-built home was originally constructed in 2018 and enjoys a desirable location. The property itself is placed just a stones throw from Stocksfield Train Station providing excellent links into Newcastle City Centre and throughout the Tyne Valley, excellent road links, and is ideal for growing families seeking more space, style, and privacy in this well-connected Tyne Valley setting.



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The internal accommodation briefly comprises: Entry is via a central entrance hall, with a cloak cupboard for storage and stairs rising to the first and second floors. To the right of the hallway, a door leads into a superb open-plan kitchen, dining, and family space.

This striking room has been extended (by the current owners) to the rear and includes modern bespoke cabinetry, stone work surfaces, and integrated 'Neff' appliances. The kitchen area then leads through to a ground floor WC. The dining and family area is finished with an exposed stone wall and features bi-folding doors that open out to the rear garden. From this space, there is also access into the integral garage and into a useful utility room. To the left of the entrance hall is a lovely lounge with dual-aspect windows, and is ideal for use as a family room/snug.

Upstairs, the first-floor landing gives access to three generously proportioned bedrooms. The principal suite includes a walk-in wardrobe with bespoke fitted storage—previously a bedroom—and a contemporary en suite shower/wet room. Bedroom two has been fitted with sliding door wardrobes, and both remaining bedrooms on this floor are served by a stylish, fully tiled family bathroom.

Stairs continue to the second floor, which was also extended. This top floor includes two additional double bedrooms, making it a perfect setup for older children or guests. These rooms are served by the family bathroom on the floor below.

Externally, the property is approached via a secure electronic entrance gate, which opens onto a large block-paved driveway providing ample off-street parking. To the side, there is a generous area currently laid with shale, offering scope to be converted into additional garden space (should it be required). At the very rear, is an enclosed courtyard garden which features a raised decked seating area and well-stocked borders, with gated access returning to the driveway.

Well presented throughout, with double glazed windows and solid wood herringbone flooring to the ground floor, this excellent modern home simply demands an early inspection and viewings are deemed essential.





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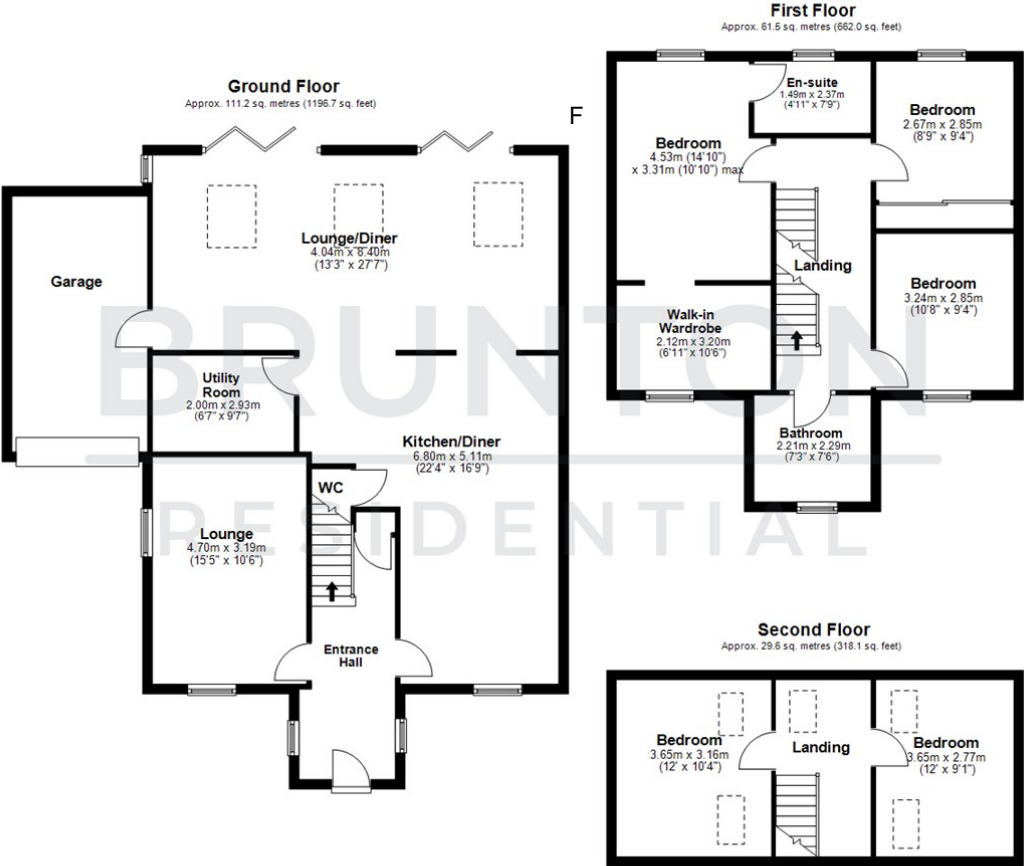
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) 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		
England & Wales		
EU Directive 2002/91/EC		